

KENNETH VOSS & ASSOCIATES, LLC

FACSIMILE TRANSMISSION

TOTAL PAGES: 28 Including cover

TO:

State of West Virginia - Purchasing Department

(304) 558-3970

FROM:

Kenneth Voss

DATE:

January 11, 2011; 11:30 a.m. eastern standard time

RE:

RFP TAX11006 / Statewide Property Tax Equalization Study

Our response to RFP# TAX 11006 was delivered to FedEx on Saturday, January 8th, scheduled for delivery in your office on Monday, January 10th, 2011. (confirmation on following page).

Due to the inclement weather in the Southeast United States, FedEx has experienced delays and has informed us they will be unable to deliver our response to the above referenced RFP by the 1:30 deadline today. They estimate delivery before 5:00 pm on Wednesday, January 12th, assuming no additional inclement weather.

Please accept these faxed pages from our response as our timely reply to the RFP for Phase III of the Statewide Property Tax Equalization Study.

We will continue to track the FedEx package to insure the formal response shipped Saturday reaches your office. If you desire, you may also track the package by going to FedEx.com, select "tracking", and enter Airbill Tracking # 835601236750.

Thank you,

Kenneth Voss

Print page | Close &



Detailed Results

Tracking no.: 835601236750

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In transit

At FedEx origin facility KNOXVILLE, TN

Shipment Dates

Dest[nation

Ship date Jan 8, 2011

Shipment Facts

Service type

Priority Box

Shipment Travel History

'Select time zone: Local Scan Time

All shipment travel activity is displayed in local time for the location

Date/Time	Activity	Location	Detalia
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Jan 8, 2011 5;30 PM	At local FedEx facility	KNOXVILLE, TN	

PROJECT UNDERSTANDING

Project Understanding

The purpose of this project is for the State of West Virginia to contract with a qualified firm(s) to gather sufficient data to analyze and assist in the determination of the appraised value of residential, commercial and industrial property in 12 Counties in the State. This is the final year of the three year program.

Project Requirements / Scope of Work

The Contractor(s) shall be responsible for:

- Review of Land Valuation: The Contractor shall use land valuation neighborhood maps, and supporting documentation to review the land parcels that have sold during the 12-month period prior to the July l assessment date for the respective tax year. If a valid sale does not exist for that period in any neighborhood during that time, valid sales from the previous three years may be used. There will also be a desk review of each county's completed residential, commercial and industrial valuation land tables along with available supporting documentation. The review of sales may involve some field work to determine the appropriate land value. The Contractor shall then submit the study and any land value recommendations in report form to the State Tax Commissioner.
- Review of Neighborhood Boundaries: The Contractor shall review neighborhood boundaries of a sample of at least 5% of the market boundaries set by the county assessor. The Review will include a cursory field review and a desk review of the neighborhood maps to help determine if a county has properly identified its neighborhoods and their boundaries. The Contractor shall submit the study and any recommended neighborhood boundary changes in a report to the State Tax Commissioner.
- Review of Data Collection: The Contractor shall review a sample of 2% of the residential, commercial and industrial improved parcels to assure the accuracy and uniformity of the data collection to include the quality grades, CDU and appraised values within the neighborhood boundaries.
- Review of Sold vs. Unsold Properties: The Contractor shall review 2% of the unsold properties to assure the sold and unsold properties are treated equally and "sales chasing" is not occurring. A digital photograph will be made and kept of each parcel.

- The Contractor shall perform an Assessment/Sales Ratio Study: assessment/ratio analysis study according to standards as determined by the IAAO and the State Tax Department. The sales ratio will contain sales that occurred 12 months prior to the July 1 assessment date. The study will analyze current market trends and stratification of different property types within each neighborhood. The sales included in the study are to be "validated" to assure each sale is an "arm's length transaction", per IAAO definition and the instructions for validation in Appendix A of the West Virginia Ratio Study Tax Year 2009. The Contractor will validate all sales, with the exception of multi-parcel sales, to be used in the assessment/sales ratio analysis study, that have been entered on the statewide computer network by the County Assessor. If mailing questionnaires are used, they must be approved in advance by the State Tax Commissioner and include a self-addressed stamped envelope and toll-free number for respondents. An assessment/ratio study and recommendations shall be submitted to the State Tax Commissioner.
- Final Report: The contractor shall provide a final report for each County which shall contain a summary of the findings and recommendations for each of the aforementioned activities. The standardized format for the report will be drafted and provided by the Project Manager. The Contractor will be required to meet with the State Tax Commissioner or the Project Manager and conduct an exit interview with the respective county assessor.

The Contractor shall provide a comprehensive work plan to the State Tax Commissioner once the contract is awarded or upon request of the Project Manager. The work plan shall be a working document that establishes procedure and measures performance. The work plan is to detail the billing process, completion schedule and quality control plan.

The Contractor shall provide access to all records requested by the Project Manager or the State Tax Department for the purpose of project monitoring.

The Contractor shall inform the Project Manager and the State Tax Department of the project progress during monthly meetings. A monthly progress report shall be provided at the meeting reflecting the status of the Counties in progress.

The Contractor shall provide the County Assessors with news releases notifying property owners of the areas in which work is being performed, general information about the project objectives, and methods used in the program. The template of the news release will be provided by the State Tax Department.

The personnel will perform in a professional and courteous manner. They will be issued picture identification cards distributed by the State Tax Department and signed by the State Tax Department. Before beginning work, the Contractor shall register all field personnel and vehicles with local law enforcement and the County Assessor's Office.

The project will be performed during a 12 month period.

The Contractor shall be registered to do business in West Virginia and be current with all applicable taxes, licenses and fees.

The Contractor shall be proficient in performing mass appraisals. This shall be verified by having, throughout the engagement, at least one Certified West Virginia General Appraiser with at least 5 years of Appraisal Experience who will oversee and/or perform all direct appraisal activities. Mr. Ken Voss, a Principal of KVA, LLC, is a Certified West Virginia General Appraiser with over 35 years of experience. He will oversee the project for KVA. KVA will also utilize as a subcontractor, a West Virginia Licensed Residential Appraiser who has been performing appraisals of residential real property in West Virginia for at least the last three years. KVA will contract with an appraiser(s) in the Counties of which we are awarded to establish Geographical competency, to provide a better quality of service.

The Contractor understands the confidential nature of the appraisal data. KVA, LLC agrees to sign the Confidentiality agreement (Attachment A). All employees and members of KVA, LLC will abide by the terms of the agreement.

A qualified employee of the contractor will visit parcels assigned to collect certain data on the improvement(s). The contractor's employee will follow a prescribed system for the collection of the data. Once the employee has completed data collection on a set of parcels, the data will be forwarded to Mr. Voss, for review and approval.

KVA will maintain a database, which will be used to monitor the status of all assigned parcels. The report will include the parcel information and location, date(s) our professional was at the parcel site, professionals assigned to the project and current status. Periodically, we will submit a copy of a status report to the State with listings of completed parcels. We will forward the final reports at the end of the engagement.

The State and/or County will provide:

- Copies of Property Record Cards,
- Tax Maps,
- Sales listing forms,
- Validity questionnaires,
- Maps and Documentation used for neighborhood boundaries and land rates.
- Property split information, new legal descriptions, parcel numbers, property ownership transfers, building permit info — if requested by Contractor,
- The samples to be reviewed for Review of Neighborhood Boundaries, and Review of Data Collection & the Comparison of Sold vs. Unsold Properties.
- A list of all sales for review in conjunction with the Assessment/Sales Ratio Study, and
- The Project Manager

SIMILAR PROJECT EXPERIENCE

2006 Engagement - State of Michigan

Ken Voss was the project manager on a similar large valuation engagement with the State of Michigan to perform appraisals of certain commercial properties. Although that engagement involved performing hundreds of appraisals as opposed to reviewing and reporting on existing appraisals, many of the requirements on this engagement were performed hundreds of times as part of that appraisal project, including:

- Multiple County territory assignment,
- Dealing with Local Assessors,
- Site visits for the purpose of data collection using a structured data collection methods, including questionnaires,
- Measurements of the improvements,
- Land Evaluation,
- Photo ID cards for field personnel (along with a letter describing the engagement for the benefit of taxpayers).

The Michigan project was performed within time and budget expectations, even under much more severe circumstances than those we would encounter in West Virginia, namely, a very short time frame to perform the engagement, harsh weather conditions, and a large territory to cover.

2009 Engagement - State of West Virginia

Ken Voss was the Principal Investigator and General Contractor for a Contractor during Phase I of the West Virginia project. Phase I of the project was completed successfully and within the specified time frame. Many facets of Phase I were performed by associates of KVA. Therefore, there are individuals experienced with this project available to work Phase III.

PROFESSIONAL QUALIFICATIONS

Ken Voss & Associates, LLC

Ken Voss & Associates, LLC ("KVA") provides real property appraisal and valuation expertise to state and local taxing officials. KVA utilizes the extensive real property experience of Ken Voss, MAI, SRA, CAE. Mr. Voss was recently elected to the Executive Board of IAAO. He is an IAAO National Senior Real Property Instructor and has performed as a speaker at the Annual IAAO Conference, at Legal Seminars, and at the State Judges Conference. In 2007, Mr. Voss was recognized by the IAAO as the 2007 Member of the Year.

Mr. Voss has thirty-nine (39) years of experience in valuing commercial and complex properties. He has appraised hundreds of complex commercial and industrial properties including multifamily complexes, lodging facilities, shopping centers, warehouses, industrial plants, landfills, golf courses, department stores, land, and special use properties. He has knowledge and experience in all aspects of property valuation from a government perspective: the appraisal process, appeal procedures, arbitration, and rendered as an expert witness in Superior Court on commercial and industrial property valuation.

Mr. Voss and the dedicated team at KVA represent the kind of experience that this Request for Proposal is seeking. KVA engagements include real property appraisals performed on large, complex properties. The projects were supervised by Mr. Voss, who also was in charge of the preparation of the self contained appraisal reports.

These projects include the following:

- o Imerys Company, Washington County, Georgia
- Lapp Insulator Company, Washington County, Georgia
- Quail Pipe Company, Washington County, Georgia
- o Thiele Kaolin Clay Company, Washington County, Georgia
- o Rayonier Paper Plant, Wayne County, Georgia
- o Engelhard Corporation, Wilkinson County, Georgia
- O Commercial/Industrial Property Project, Glynn County, Georgia
- o J. W. Huber Company, Washington County, Georgia
- o Ford Transmission Plant, Sterling Heights, Michigan
- Matanuska-Susitna Borough, Sanitary Landfill, Palmer, Alaska

- Hilton Hawaiian Village, Honolulu, Hawaii
- o Alcoa Aluminum, Marysville, Tennessee
- o Atlanta Bonded Warehouses, Kennesaw, Georgia
- o Georgia-Pacific Sheetrock, Sheetrock, Glynn County, Georgia
- o Hyatt Music City Timeshare Property, Nashville, Tennessee
- o Ritz-Carlton Hotels (Marriott), Atlanta, Georgia
- o Hilton Airport, Atlanta, Georgia

This experience, combined with effective management skills and successful working relationships, further qualifies Mr. Voss to perform the requirements detailed in this Request for Proposal for West Virginia.

KVA is financially stable. The firm has been financially profitable with gains averaging 20-to-30 percent annually since its inception in 2001. The firm has established a sizeable business line of credit with Buckhead Community Bank, and has consistently repaid the line of credit for each of the last eight (8) years.

Currently the business is debt free and all operations are paid in full upon completion. Buckhead Community Bank has extended a line of credit, if needed, for future business expenses and expansion.

STAFFING PLAN

KVA will utilize professionals, many of which hold professional designations and/or were involved with Phase I of the West Virginia project. If additional field staff is needed, KVA intends to complement the experienced managers and professionals on this engagement with West Virginia residents, who will be trained by Mr. Voss.

Upon receipt of parcel information from the State, our administrative personnel will input all property locations so that the most efficient logistical plan can be implemented. We will systematically traverse the Counties to effectively utilize resources.

Mr. Voss will actively participate in the data collection process in order to ensure the success of the project.

Every project undertaken by KVA has been performed to quality professional standards and been presented on time, never exceeding budget (but sometimes completed under budget).

Kenneth Voss, MAI, SRA, CAE

Principal

Firm Classification

Mr. Voss, an owner in KVA, specializes in residential, commercial and industrial real estate valuation, real estate consulting, and arbitration with concentration in the south and southeast United States. Mr. Voss will be the primary advisor for this engagement and will participate in data collection, training, and quality control.

Professional Experience

❖ Mr. Voss opened his appraisal practice, Kenneth Voss & Associates, January 2001. Prior to that he was affiliated with the firm of Hoffert & Associates where he was Director of the Southeast Region from 1995 through 2000. Mr. Voss was Vice President, Valuation Services with Tennenbaum & Associates from 1989 to 1995 prior to their merger with Ernst & Young, LLP. Mr. Voss has spent over 30-years in county and state government, tax consulting and independent appraisal work. Mr. Voss has also consulted with various taxing jurisdictions on complex properties and valuation issues.

The following is a short list of Mr. Voss' professional experiences:

- Principal, Kenneth Voss & Associates, LLC, Atlanta, Georgia. Mr.
 Voss has and is currently assisting a number of assessing
 jurisdictions in the United States and Territories, in assessment
 administrative procedures, preparation of appraisal reports for
 litigation defending property values and the valuation of complex
 properties.
- Vice President, Valuation Services for Tenenbaum & Associates, LLC, Kansas City, Missouri. Mr. Voss was responsible for timely filing of appeals, engaging appraisers and attorneys, managing eight (8) regional offices, and preparing appraisal reports for his clients.
- Consultant to the Lieutenant Governor's Office, United States Virgin Islands during the federal mandated revaluation of the Virgin Islands. His was responsible to provide monthly status reports on the progress of the revaluation, to review values, to provide appraisal reports to the USVI Justice Department on tax appeals, to write the RFP, and to be a part of the management team that engaged the revaluation company.
- Director of Revaluation, Cumberland County, North Carolina where the County revalued all real (48,000 accounts) and personal (9,500 accounts) property. Mr. Voss managed a staff of 35 personnel over a 4½ year revaluation period, culminating in a very successful outcome.

Author and Lecturer

- "Highest and Best Use," National Association of Review Appraiser, 1989
- Mr. Voss has served as a moderator and speaker at various Annual Conferences hosted by the International Association of Assessing Officers

Professional Designations and Affiliations

- MAI Appraisal Institute Professional Designation
- SRA Appraisal Institute Professional Designation
- CAE International Association of Assessing Officers Professional Designation
- Senior National Instructor, IAAO Courses 101, 102, 112 and various seminars
- Certified General Appraiser, State of West Virginia
- Licensed Real Estate Appraiser, State of Georgia
- ❖ Appraisal Institute (AI)
- * Atlanta Chapter, Appraisal Institute
- Board of Directors, The Appraisal Foundation Trust
- Member of IAAO Executive Board (2008)
- IAAO Harry Galkin Award, Outstanding Associate Member
- ❖ Georgia Association of Assessing Officials
- Marine Corps Reserve Officers Association (MCROA)

Archie McDaniel

Data Collector

Firm Classification and Responsibilities

Mr. McDaniel's responsibility in this engagement would be to perform data collection fieldwork.

Professional Experience

- Twenty Years Experience in Industrial Engineering and Management
- Performed Data Collection during Phase I of the West Virginia Project

Educational Background

B.S. Industrial Engineering, North Carolina State University

Tamara Murphy

Administrative Manager

Firm Classification and Responsibilities

❖ Ms. Murphy's primary areas of responsibility in this engagement would be to act as Logistics Coordinator, prepare Status Reports and assist with administrative tasks as needed.

Professional Experience

- Ten years administrative management experience with a CPA Firm.
- Five years experience as Accounting Department Manager of a subsidiary of a National Media Corporation. Responsibilities included management of staff, budget and financial statement preparation, fixed asset management, benefits coordination, payroll and personnel management.
- Six years experience in various accounting functions, including responsibility for payroll, accounts receivable, accounts payable, credit verification and collection, and preparation and payment of payroll, business personal property, and sales and use taxes.
- Performed all aspects of the administrative function associated with Phase I of the West Virginia Project.

Educational Background

- A.A., Central Piedmont Community College, Accounting
- Various State of Tennessee-sponsored Personal Property Taxation Training seminars

REPORTS

KVA will be in continuous liaison with the State Project Manager, and will meet periodically to review the progress on the project.

KVA will utilize a work plan calendar on the engagement. Following is an example of a report format which could be used to monitor and report the status of the project. KVA will work with the State of West Virginia at the onset of the project to customize the reports to fit the needs of the State.

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8	Taxpayer P	ID Number	Morganiown	Site Address	05/15/08	Da/07/08	Site Visit Panding	06/30/08	Voss

FUR ILLUSTRATIVE PURPOSES ONLY.

Ken Voss & Associates, LLC

FEIN: 11-3654843

Ken Voss & Associates, LLC (KVA) References

Henry County

140 Henry Parkway

McDonough, GA 30253

Contact:

Sam Chafin

Board of Assessors Phone: (770) 288-7999

Troup County

PO Box 1525

LaGrange, GA 30241

Contact:

Dan Smith

Chief Deputy

Phone: (706) 883-1625

Thomas County

101 South Broad Street

Thomasville, GA 31792

Contact:

Don Long

Chief Appraiser

Phone: (229) 225-4133

Washington County

PO Box 308

Sandersville, GA 31082

Contact:

Cheryl Poole

Chief Appraiser

Phone: (478) 552-2937

McDuffie County

PO Box 697

Thomson, GA 30824

Contact:

Linda Thurmond

Chief Appraiser

Phone: (706) 595-2128

RFP: TAX11006

Statewide Property Tax Equalization Study

Proposed Pricing

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Grand Total \$ 279,599

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14,993	2	Neighborhood		reviewed	parce		Leviewed	County	()	6
14,993 374 2	reviewed							100		000
14,993 74 \$ 1 374 \$ 5	3	375 \$	\$ 1,125				231	079'/ ¢	^	One's
14,993 Fe # \$ 1 374 E Fe \$			Carlotte Company	200		0000000				
1	14,993 488 488			300	24 &	45 \$ 12,000				
				ď	\$ 220	4 7EO				
Industrial 2 5	1,870			-	377				を できる かんかん かんかん かんかん かんかん かんかん かんかん かんかん かん	
	20			-	\$ 425	\$ 425				
Activity 15 360	16 883		\$ 1.125	309		\$ 14,785	231	\$ 7,620 \$		200 \$ 3,500
<u>→</u>	200101									

Grand Total \$ 44,413

	.						İ_	Review of Data Collection &	⊢	Assessment/Sales Ratio	Wales Ratio	Mort Dian	Final
County	Revie	Review of Land Valuation	Valuation	Kevew of Neign	veignoomood baundaries	oundaries		Comp of Sold Vs. Unsold Prop.	sold Prop.	Study	ybr	MOIN	Report
Logan	Parcels to be reviewed	Price per County	Total	Meighbor- hoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per parcel	Total	Sales to be reviewed	Price per County	Price per County	Price per County
				9	\$ 325 \$	\$ 1,950				359	\$ 10,180	\$ 500	3,000
Residential	23,722		\$ 17,792	****			474	\$ 39	39 \$ 18,496				
Commercial	1,429	10 S. J. A.	\$ 5,716				29	\$ 200	200 \$ 5,800	10 To			
Industrial	80		\$ 640	•			2	\$ 400	\$ 800				
Activity	25.231		\$ 24 148	8		\$ 1,950	505		\$ 25,086	359	\$ 10,180 \$	\$ 200	\$ 3,000
Totals			2)									

Grand Total \$ 64,864

								Drawford of Data Collection &	- A moition	One Annual Cales (allo	Nates Katto	:	
County	Reviel	Review of Land Valuation	Valuation	Review of Neigh	Veighborhood Boundaries	oundaries	Comp of S	Comp of Sold Vs. Unsald Prop.	sold Prop.	Study	idy	Work Plan	Report
McDowell	Parcels to be	Price per	Total	Neighbor- hoods to	- 1	Total	Parcels to be	Price per	Fotal	Sales to be	Price per	Price per County	Price per County
	reviewed	County		Dewleyed	Neignbornood		reviewed	Del Cel		nome, or		}	
				4	\$ 325	\$ 1,300				297	\$ 8,940	\$ 200	3,000
Residential	27.857		\$ 20,893				557	\$ 39	39 \$ 21,723				
Commencial			S 6 148				31	\$ 200	\$ 6,200				
Contract Pol			188				1	\$	\$ 400				
Activity	77.00		600	,		4 1 300	580		S 28 393	297	\$ 8.940	69	500 \$ 3,000
Totals	25,415		607'77 ¢	s		2271			,			.	

Grand Total \$ 69,272

							Barrew o	Bearley of Data Collection &	artion &	Assessment/Sales Ratio	Sales Ratio	i .	Final
County	Revie	Review of Land Valuation	Valuation	Review of Neigl	Veighborhood Boundaries	oundaries	Comp of S	Comp of Sold Vs. Unsold Prop.	old Prop.	Str	Study	Work Plan	Report
	Dremate			Neighbor-			Parcels			A 4 - 4 - 6		200	Drive
4	200	Price per	<u> </u>	hoods to	Price per	Total	9	Price per	Total	90 CL 2000	_		200
Mercer	to be	County	10[2]	2	Neighborhood)	parcel		reviewed	County	County	County
	reviewed		<u> </u>	reviewed	•		reviewed						
	F1 20 20 20 20 20 20 20 20 20 20 20 20 20				305	005 1 3				666	\$ 22,980	\$ 200	0000 \$
				1	375	,		Carl Climates represent					
Recidential	38 835		\$ 27.126				7.2.2	38	38 \$ 29,526				
							7.7						
Commercial	2 855		s 11.420				2/	\$ Z00))) ()				
	_						٠	400	000				
Industrial	137		1,034				,	22	。				
Activity	7.00		C A C C C			S 1 300	837		\$ 42.126	666	\$ 22,980	65 >	500 \$ 3,000
Totals	41,827		1 0 0 0	t		2001	3						

Grand Total \$ 109,548

County Re		_										
		_	,								Work Plan	
	Review of Land Valuation		Keylew of N	Review of Neignbornood Boundaries		Comp of S	Camp of Sold Vs. Unsold Prop.	sold Prop.	Study	(Q)		Report
Parcels Raleigh to be reviewed	Price per e County	Total	Neighbor- hoods to be	Price per Neighborhood	Total	Parcels to be reviewed	Price per parcel	Total	Sales to be reviewed	Price per County	Price per County	Price per County
			13	\$ 325	\$ 4.225				1367	\$ 30,340	₆	500 \$ 3,000
		THE RESERVE OF THE PERSON NAMED IN	2									
Residential 55.832	32 3 4 4 4	\$ 36,874				1,117	\$ 36	\$ 40,212				
4		47 502				69	\$ 200	\$ 13,600				
		200				ĺ	4	•	The state of the s			
Industrial 139		\$ 1,112				8	\$ 400	1,200				
Activity en 380	ď	\$ 51 578	13		\$ 4,225	1.188		\$ 55,012	1,367	\$ 30,340	\$ 500	500 \$ 3,000
Totals Ja, J.	D	200				ı						

Grand Total \$ 144,655

County	Revie	Review of Land Valuation	Valuation	Review of Neight	leighborhood B	oorhood Boundaries	Review of S	Review of Data Collection & Comp of Sold Vs. Unsold Prop.	ection & sold Prop.	Assessment/Sales Ratio Study	ent/Sales Ratio Study	Work Plan	Fina) Report
Summers	Parcels to be	Price per County	Total	Neighbor- hoods to be	Price per Neighborhood	Total	Parcels to be reviewed	Price per parcel	Total	Sales to be reviewed	Price per County	Price per County	Price per County
				reviewed				The second second second second	CANADA LE MANAGEMENTO		670	6	0000
	ALC: UNIVERSITY	A 100 May 100		33	\$ 325	\$ 975				227	040,		
			The second secon	00 (45 % A 45 %		200	754	20	20 4 0 789				
Recirlential	12.535		8 9.401				167	200	3,100				
le isassas s	1		\$ 1316					\$ 200	\$ 1,400			語の日のおり	
	ı		2				,	400	WVV &				
Industrial	ഹ		\$				-	400	4		de la companya de la		1
Activity	000		4 10.757	¢*		\$ 975	259		\$ 11,589	227	\$ 7,540 \$		200 8 3,000
Totals	12,003		101'0 m	, _		•	╝						

Grand Total \$ 34,361

					0		Review o	Review of Data Collection &	ection &	Assessmen	Assessment/Sales Kano	Work Plan	E
Review of Land Valuation Review of Neign			Review of	_	eignbornood boundaries	Satisbuno	Comp of S	Comp of Sold Vs. Unsold Prop.	sold Prop.	St	Study		Report
Neighbor- Total hoods to	Neighbor- Total hoods to	Neighbor- hoods to		2	Price per	Total	Parcels to be	Price per	Total	Sales to be reviewed	Price per County	Price per	Price per County
red	County						reviewed				- 1.		
\$ 4	\$ 4 \$	4 \$	\$	\$	325	\$ 1,300	100			526	\$ 13,520	\$ 500	3,000
26 197 See 19 798 See 19 79	3 19 798 East 18 4 A S	\$ 19.798 F					528	S 39	\$ 20,592				
- S	4.384 /48	8 4 384 /**			100 A 100 A		22	\$ 200	\$ 4,400				
58 3 464	\$ 464 S 4	\$ 464					2	\$ 400	008 \$				
27 551	\$ 24646	\$ 24646 4	4			\$ 1,300	552		\$ 25,792	526	\$ 13,520 \$	\$ 500	\$ 3,000
<u>-</u>													

Grand Total \$ 68,758

County Review of Land Valuation Price per Land Valuation<								Complete	Chats Call	8 5 5 5	Assessment	Sales Ratio]	E L
Parcels Price per reviewed Total Neighborhood be per leviewed Price per reviewed Total Price per be parcels Total be parcels Price per reviewed Total be parcels Price per reviewed Total parcels Price per parcels County 18,499 ***	County	Revie	w of Land	Valuation	Review of h	leighbarhood B	oundaries	Compact	of Ve Uns	old Prop.	Str	yþr	Work Plan	Report
Parcels to be Sultable Lounty Total County Price per Frice per Lounty Total County Price per Lounty Price per Lounty </td <td>611100</td> <td></td>	611100													
Parcels to be county Total be be seriewed Price per reviewed Total county Price per reviewed County 18,499 \$ 13,874 \$ 3,874 \$ 3,800 \$ 14,060 \$ 3,800 <th></th> <th></th> <th></th> <th></th> <th>Neighbor-</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>1</th> <th>1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0</th> <th></th>					Neighbor-							1	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
reviewed service wed services County Freviewed services Reviewed services Reviewed services Reviewed services Reviewed services Reviewed services County services Reviewed services County services		Parceis	Price per		ot abood	Price per	Total		Price per	Total	Sales to be	Price per	Filte per	County
18,499 ************************************	Wyoming	roviewod			28	Neighborhood		reviewed	parcel		reviewed	County	County	
18,499 + 4 \$ 13,874 + 400 \$ 17,862 3 17,862 \$ 17,862 4 00 \$ 18,260 4 18,260 \$ 18,260 \$ 316 \$ 3					reviewed					12 CO 10 CO	1	000	6	2 000
18,499 \$ 13,874 \$ 17,862 \$ 17,862 \$ 17,862 \$ 17,862 \$ 17,862 \$ 17,862 \$ 316 \$ 18,260 \$ 18,260 \$ 316 \$ 18,260 \$ 316		THE PERSON NAMED IN COLUMN	STATE OF STREET			325	69				318	120'S	P	300 a 3,000
18,499 \$ 13,874 \$ 13,874 \$ 13,874 \$ 13,474 \$ 13,400 \$ 14,000 \$ 14,000 \$ 14,000 \$ 14,000 \$ 14,000 \$ 14,000 \$ 12,000 \$ 12,000 \$ 13,000 \$ 12,000 \$ 13,000 \$ 13,000 \$ 12,000 <					,) 		910	00	000 77 6	The second second			
937 \$ 3,748 \$ 240 \$ 400 <th< td=""><td>Decidentia</td><td></td><td></td><td>\$ 13.874</td><td></td><td></td><td></td><td>3/0</td><td>S P</td><td>DD0.4</td><td></td><td></td><td></td><td></td></th<>	Decidentia			\$ 13.874				3/0	S P	DD0.4				
937 \$ 3748 \$ 3778 \$ 3778 \$ 400 <t< td=""><td>Near Called</td><td></td><td></td><td></td><td></td><td></td><td></td><td>7.</td><td>0000</td><td>A POO</td><td></td><td></td><td></td><td></td></t<>	Near Called							7.	0000	A POO				
30 \$ 240 \$ 400 \$	Commercia			\$ 3,748				<u>.</u>	3	•				
19,466 \$ 17,862 3 \$ 975 390 \$ 18,260 316 \$	Inditation	8		\$ 240				-	\$ 400	254				
19,466 \$ 17,862 3	Acchiden		445				4			C 48 260	316	8 9320		500 \$ 3,000
	ACTIVITY	19.466		\$ 17.862	m		C/8 \$			007'01 A	2	2		
	Totals	: :												

Grand Total \$ 49,917

							O woise	Devisor of Data Collection &	r tion &	Assessment/Sales Ratio	/Sales Ratio		Ê
County	Revier	Review of Land Valuation	Valuation	Review of h	Review of Neighborhood Boundaries	oundaries		Come of Sold Vs. Unsold Prop.	old Prop.	Study	(Q)	Work Flan	Report
•							3						
				Neighbor-			Parcels			; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;		0 0 0 0 0 0	Drive not
	Parcels	Price per		hoods to	Price per	F		Price per	Total	Sales to be	Jad apu.		1
Mingo	to be	The state of	Total	ě	Neinhorhood		3	parcel		reviewed	County	County	County
1	reviewed	Sumos		}			Leviewed						
				Peviewed		١	200000000000000000000000000000000000000			25.4	\$ 10 00 S	909	8 3 500
	Total Section 1			4	375	8 1500				2	0.00	100	200 May 200 Ma
				Security of the second	Control of the Contro	Total Account the Control	107	45	A2 4 18 22 A				
Doridonfial	21 673		\$ 21,673				47.4	46	2772				
בו בו בו בו	_						20	220	8 380				
Commercia	1,456		3 / 290				310		020				
Indication	92		009				7	453	neo A				
		The second second							011	uc	40 000	500	3 500
Activity	22 181		\$ 29.483	ঘ		\$ 1,500	465		\$ 25,450	S	070'01 ÷	→	; ;
Totals	2		•	•									

Grand Total \$ 70,441