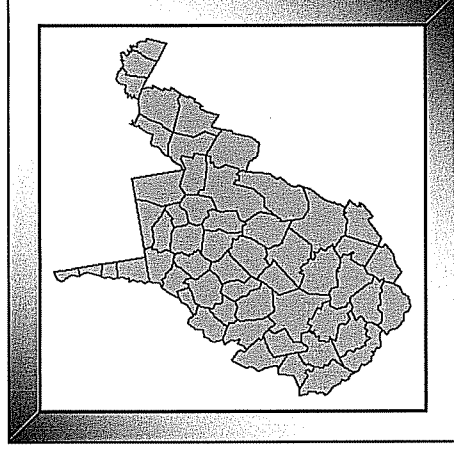


WEST VIRGINIA ASSESSMENT RATIO STUDY TAX YEAR 2007



STATE TAX COMMISSIONER

Christopher G. Morris

PROPERTY TAX DIVISION

November 2007

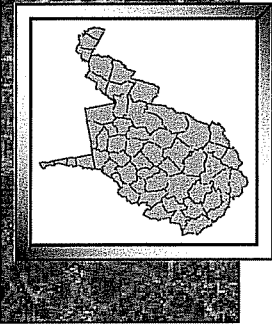


TABLE OF CONTENTS

I. METHODOLOGY AND TERMS	1
II. ASSESSMENT RATIOS	7
Table II.A. Map – Aggregate Ratios, Residential Improved	9
Table II.B. Map – Median Ratios, Residential Improved	10
Table II.C. Map – Coefficients of Dispersion, Residential Improved	11
Table II.D. Residential Improved by Value Range (Counties)	12
Table II.E. Residential Property (Counties)	13
Table II.F. Apartment Property (Counties)	14
Table II.G. Commercial Property (Counties)	15
Table II.H. Industrial Property (Counties)	16
Table II.I. All Property Less Farm and Timber (Counties)	17
Table II.J. Statewide Summary – All Property	18
Exhibit II.K. Statewide Summary – Graph of Aggregate Ratios	19
Exhibit II.L. Statewide Summary – Graph of Medians	20
Exhibit II.M. Statewide Summary – Graph of Coefficients of Dispersion	21

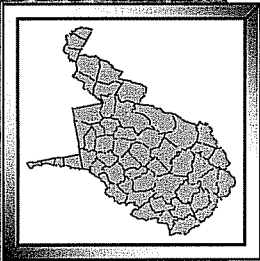
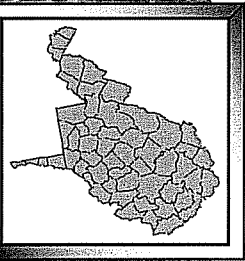


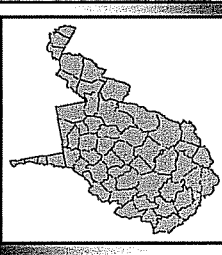
TABLE OF CONTENTS

III. TAX CLASS COMPARISON	22
Table III.A. Residential Improved Property	23
Table III.B. Residential Vacant Property	24
Table III.C. Apartment Property	25
Table III.D. Commercial Property	26
Table III.E. Industrial Property	27
APPENDICES	28
A. Sales Entry Instructions	29
B. Total Sales by Validity Code	36
C. Example: Neighborhood Report	37
D. Example: Tax Class Report	38
E. Example: County Report	39
F. Statewide Report	40



PREFACE

This report compares real property assessed values to selling prices of properties sold in West Virginia. Assessments used in this report are Tax Year 2007 assessed values found on the property books in each of the fifty-five counties. They represent a fractional assessment of the market value of each property as of July 1, 2006. The time period of the sales involved is July 1, 2005 through June 30, 2006.



I. METHODOLOGY AND TERMS

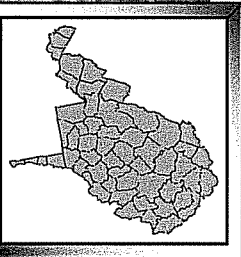
The time period of the sales involved is July 1, 2005 through June 30, 2006. Only sales judged to be valid arm's-length sales by county assessors were used.

West Virginia Code § 7-7-6a requires all sales information to be verified and entered into the **Integrated Assessment System (IAS)** by the fifty-five (55) county assessors. Completion dates and instructions for verification and data entry are located in **APPENDIX A**. The total number of sales for each county are displayed by validity codes in **APPENDIX B**.

Tables in this study display data for each county for the following types of property: residential, apartment, commercial, and industrial. Some property types are further stratified into improved and vacant properties.

In this study, no data are displayed for any category with fewer than three (3) reported sales. If, however, a county's total sales for improved and vacant property is three (3) or greater, the data for that category will then be provided.

The tables in Section II display assessment ratios for residential, apartment, commercial and industrial property and all property less farm and timber in each county. Each table lists the number of sales for improved property, vacant property and a combination of these. Statistical data presented are the aggregate ratio, median and the coefficient of dispersion about the median, **C_{QD}**.



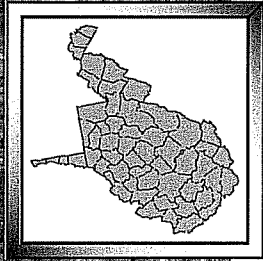
METHODOLOGY AND TERMS (CONT.)

The following is an example of the methodology employed using five (5) sales and their assessed values to illustrate the calculations used in this report.

<u>Sale #</u>		<u>Assessment</u>		<u>Sale Price</u>		<u>Ratio</u>	
1	100	X	32,100	÷	69,000	=	46.52
2	100	X	9,600	÷	10,500	=	91.43
3	100	X	27,400	÷	75,000	=	36.53
4	100	X	18,700	÷	22,500	=	83.11
5	100	X	<u>10,900</u>	÷	<u>17,500</u>	=	62.29
Total			98,700		194,500		
	100	X	98,700	÷	194,500	=	50.75

The aggregate ratio or weighted mean (\bar{A}/\bar{S}) is defined as the ratio of the total assessed values to the total considerations. To determine this ratio, the total assessed value of the sales is divided by the total of the sale price. In the above example, the calculation is:

The median (\tilde{A}/\tilde{S}) is the middle ratio when the ratios are arrayed in ascending or descending order. If the number of ratios is odd, the median is that ratio ranked as $(n+1)/2$, where "n" is the number of ratios. If the number of ratios is even, the median is computed as the midpoint between the two middle ratios.



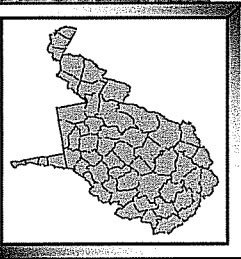
METHODOLOGY AND TERMS (CONT.)

In our example there are five ratios and when arrayed in ascending order the median is the third ratio, $(5+1)/2=3$, in the array:

- (1) 36.53
- (2) 46.52
- (3) 62.29 = Median Ratio (\tilde{A}/S)
- (4) 83.11
- (5) 91.43

The final statistic shown in these reports is the coefficient of dispersion ($\tilde{C}OD$) about the median, the average deviation of a group of assessment ratios taken around the median and expressed as a percentage of that measure. The formula for calculating the $\tilde{C}OD$ for the above example is as follows:

TERMS:	$\tilde{C}OD$	= Coefficient of Dispersion about the Median
	\tilde{A}/S	= Median
	n	= Number of Sales
	A/S	= Individual Ratios



METHODOLOGY AND TERMS (CONT.)

FORMULA:

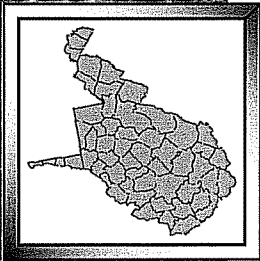
$$\tilde{C}\tilde{O}D = \frac{100}{\tilde{A}/S} \left(\frac{\sum_{i=1}^n |A_i/S_i - \tilde{A}/S|}{n} \right)$$

CALCULATION:

$$\tilde{C}\tilde{O}D = \frac{100}{62.29} \left(\frac{91.48}{5} \right) = 29.37$$

The coefficient of dispersion is a method for determining how closely each county's ratios are arrayed about the median ratio. A large $\tilde{C}\tilde{O}D$ indicates that a great disparity exists in the assessment of property. On the other hand, a small $\tilde{C}\tilde{O}D$ indicates that the assessment ratios are clustered about the median and more homogeneous assessments exist in that county.

As a general rule, a $\tilde{C}\tilde{O}D$ of 15 or less for improved residential property signifies a homogeneous distribution of values. For other property types a $\tilde{C}\tilde{O}D$ of 20 or below is considered to indicate assessment homogeneity.

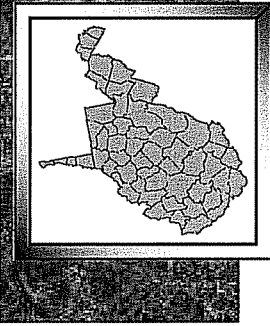


METHODOLOGY AND TERMS (CONT.)

The concept of the coefficient of dispersion about the median is illustrated by the example shown below:

<u>Sale #</u>	<u>Assessment</u>	<u>Sale Price</u>	<u>Ratio</u>
1	100 X 27,400	75,000	= 36.53
2	100 X 32,100	69,000	= 46.52
3	100 X 10,900	17,500	= 62.29 = Median (\bar{A}/S)
4	100 X 18,700	22,500	= 83.11
5	100 X 9,600	10,500	= 91.43
<u>County A</u>			
1	100 X 13,100	24,000	= 54.58
2	100 X 10,200	17,359	= 58.76
3	100 X 10,900	17,500	= 62.29 = Median (\bar{A}/S)
4	100 X 13,000	20,000	= 65.00
5	100 X 7,100	10,000	= 71.00
<u>County B</u>			

In this example, both counties have a median of 62.29 for the residential property but the difference in the COD for each county illustrates a difference in the homogeneity of the assessed values, as illustrated on the following page.



METHODOLOGY AND TERMS (CONT.)

County A:

$$\tilde{\text{C}}\tilde{\text{O}}\text{D} = \frac{100}{62.29} \left(\frac{91.48}{5} \right) = 29.37$$

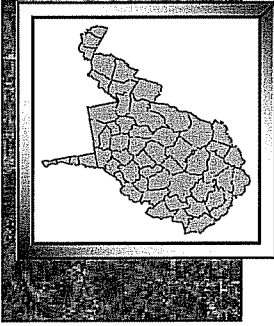
County B:

$$\tilde{\text{C}}\tilde{\text{O}}\text{D} = \frac{100}{62.29} \left(\frac{22.65}{5} \right) = 7.27$$

County A has a coefficient of dispersion of 29.37 which indicates a large disparity of property assessments in that county. The $\tilde{\text{C}}\tilde{\text{O}}\text{D}$ for County A is higher than the generally acceptable 15 to 20.

County B shows a $\tilde{\text{C}}\tilde{\text{O}}\text{D}$ of only 7.27. County B ratios cluster more closely about the median; therefore, these assessments are more homogeneous, and would be considered more equitable.

Section II displays the relationship of assessed values to market and the uniformity of assessments through the use of the aggregate ratio, median and the coefficient of dispersion for all counties and the State. Section III has tables showing the ratios and $\tilde{\text{C}}\tilde{\text{O}}\text{D}$ s for property types among tax classes 2, 3 and 4.



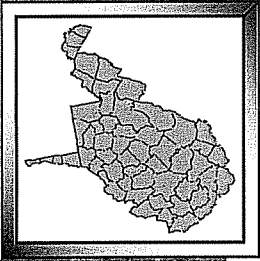
II ASSESSMENT RATIOS

Reports in this section display data using sales verified by the assessor. The recording period of the sales involved is July 1, 2005 through June 30, 2006. These data are for the Tax Year 2007 assessed values representing property values as of July 1, 2006.

The three tables II.A., II.B., and II.C. are maps showing the aggregate ratio, median, and coefficient of dispersion of improved residential assessed values to sale prices for all counties in West Virginia.

Table II.D. shows the median or aggregate ratio and CÖD data for residential improved property stratified by sale price level. If properties selling for different prices are assessed uniformly, then the median should be approximately the same regardless of sales price range.

Tables II.E through II.H. display information for four different types of property: residential, apartment, commercial and industrial. Table II.I. Shows the same information for all properties combined except farm and timber sold in the county. Each table lists the number of sales for improved property, vacant property, and a total of both, with aggregate ratio, median, and the CÖD displayed. The final table, II.J., in this section lists statewide totals for each type of property. Statistics shown are the number of sales, aggregate ratio, median and the CÖD.



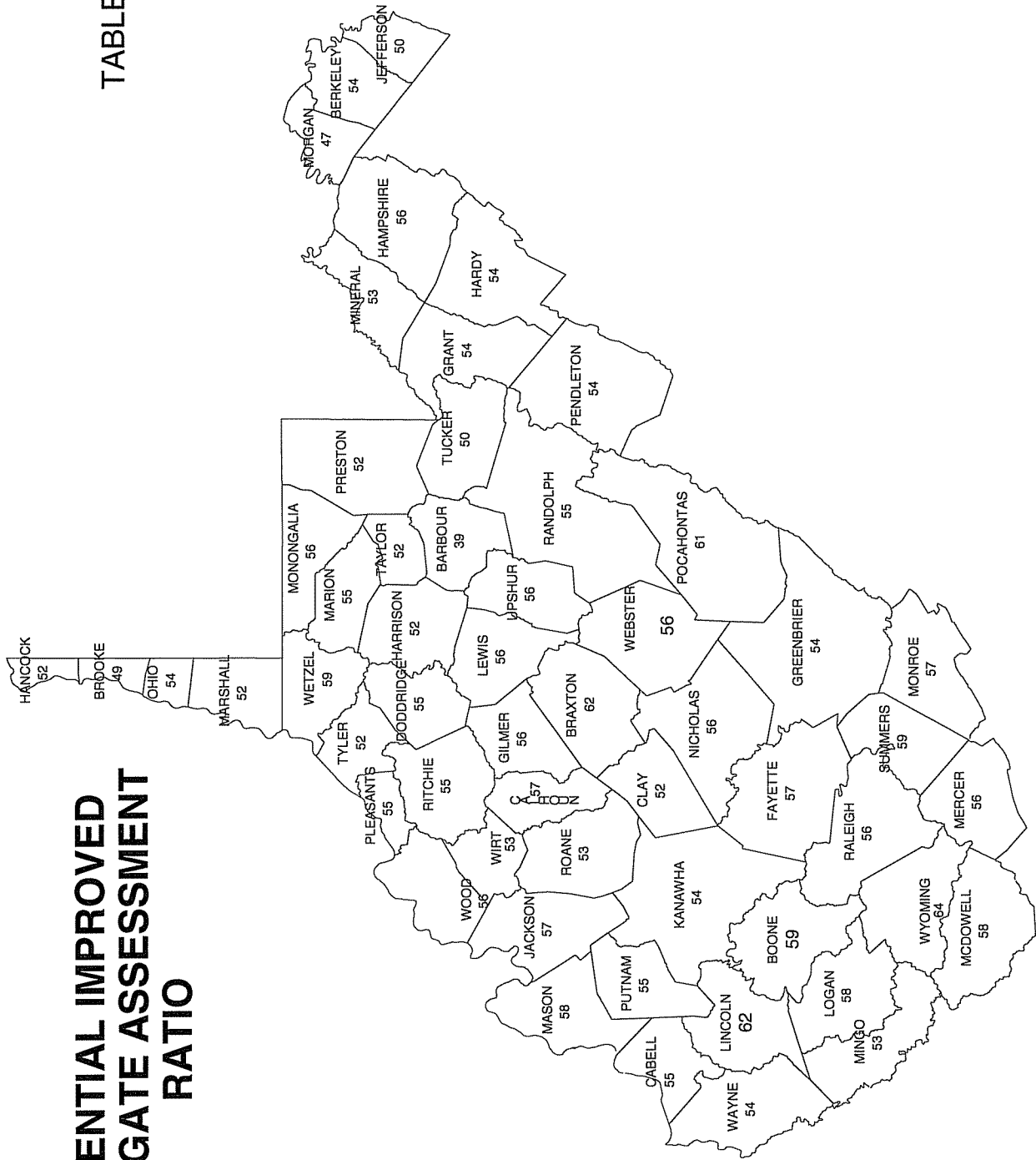
ASSESSMENT RATIOS (CONT.)

Exhibits II.K., II.L., and II.M. are graphs which represent the aggregate ratio, median and C \ddot{O} D values shown in Table II.J. These graphs show the aggregate ratios, medians and C \ddot{O} D's for residential, apartment, commercial, and industrial property. The aggregate ratios and medians are given for both improved and vacant property and compared with the "goal" aggregate ratio and median of sixty percent (60%) assessment. The C \ddot{O} D's are also given for both improved and vacant property. The C \ddot{O} D goal for residential improved property is fifteen (15) or less. The goal C \ddot{O} D for all other property is twenty (20) or less.

More detailed data for each county are available from the neighborhood, class and county summary reports. Examples of these reports are located in Appendix C, Appendix D and Appendix E.

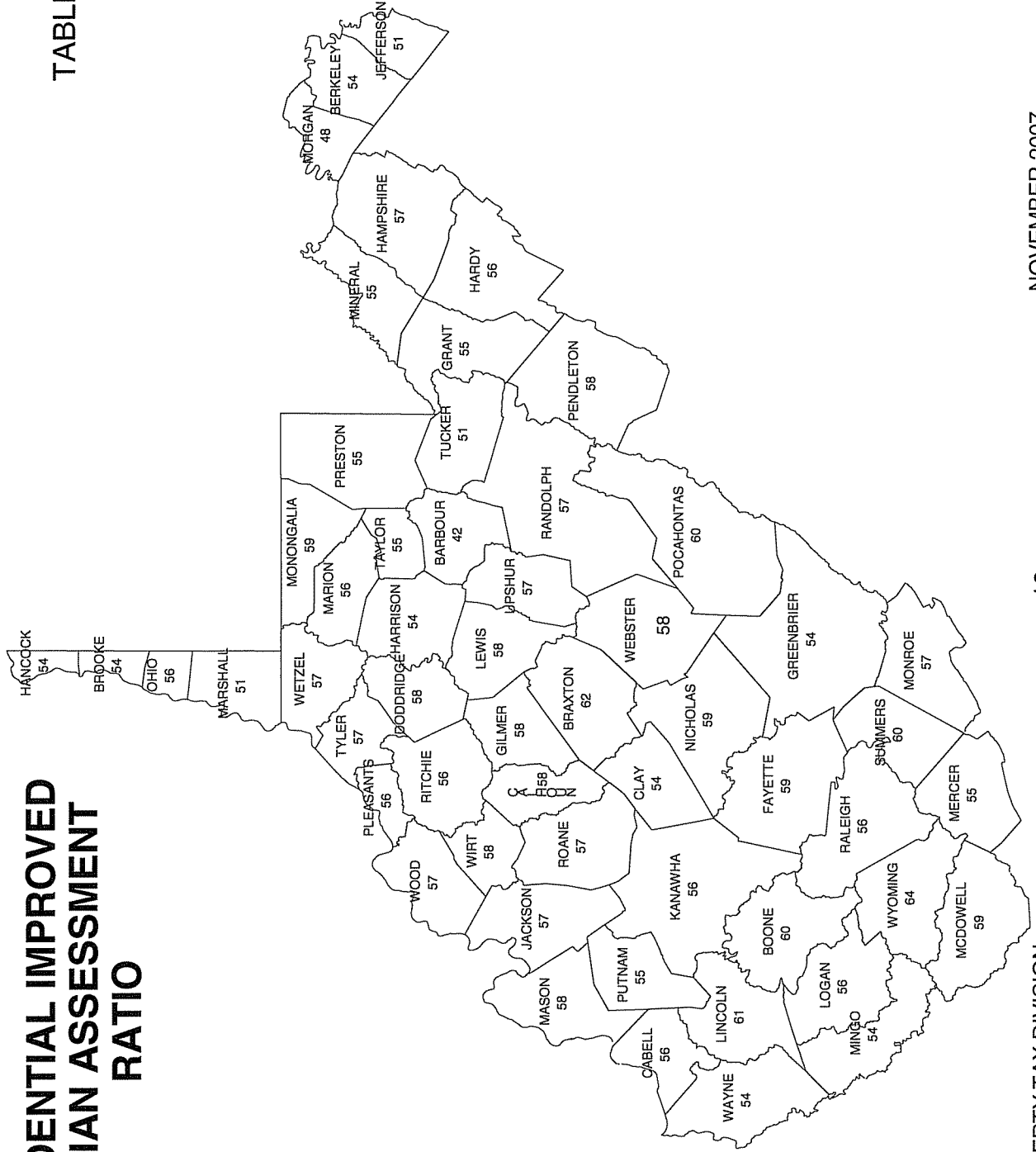
RESIDENTIAL IMPROVED AGGREGATE ASSESSMENT RATIO

TABLE II.A



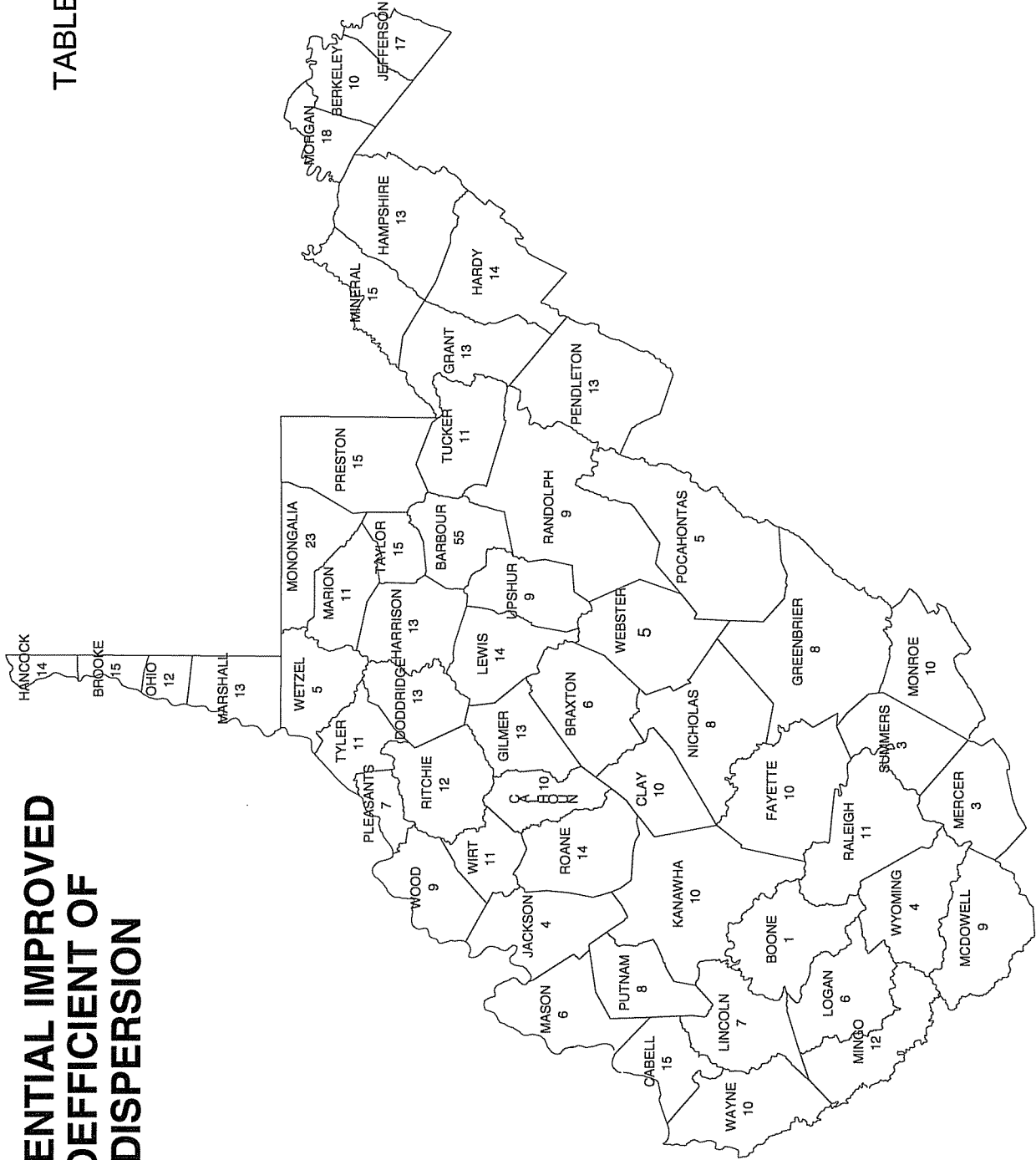
RESIDENTIAL IMPROVED MEDIAN ASSESSMENT RATIO

TABLE II.B



RESIDENTIAL IMPROVED COEFFICIENT OF DISPERSION

TABLE II.C



**RESIDENTIAL IMPROVED PROPERTY
BY VALUE RANGE
ASSESSMENT TO SALES COMPARISON**

TABLE II.D

	RESIDENTIAL IMPROVED ASSESSMENT RATIOS ARRANGED BY SALE PRICE												50,000 & UP		ALL RANGES					
	0-9,999		20,000-39,999		40,000-59,999		60,000-79,999		80,000-99,999		100,000-149,999		MEDIAN OR AGG		COD		MEDIAN OR AGG		COD	
	MEDIAN OR AGG	COD	MEDIAN OR AGG	COD	MEDIAN OR AGG	COD	MEDIAN OR AGG	COD	MEDIAN OR AGG	COD	MEDIAN OR AGG	COD	MEDIAN OR AGG	COD	MEDIAN OR AGG	COD	MEDIAN OR AGG	COD		
01 BARBOUR	83	48	27	45	27	38	19	36	17	30	27	29	35	42	55					
02 BERKELEY	66	7	61	15	58	57	15	57	57	60	13	54	9	54	9					
03 BOONE	59	0	59	2	60	1	60	0	0	0	0	0	0	0	0					
04 BRAXTON	57	0	64	5	60	4	61	0	0	0	0	0	0	0	0					
05 BROCKE	60	8	60	8	54	16	49	15	46	10	15	46	15	54	15					
06 CABELL	100	38	68	21	60	12	56	10	56	11	54	8	56	17	17					
07 CALHOUN	66	0	60	14	58	8	58	0	0	0	0	0	0	0	0					
08 CLAY	56	0	59	8	39	37	54	6	53	0	54	0	0	0	0					
09 DODDRIDGE	66	10	62	7	54	14	57	6	52	9	49	0	46	0	58					
10 FAYETTE	60	11	62	11	58	9	57	8	52	8	58	9	56	8	59					
11 GILMER	61	9	63	10	52	0	59	6	54	6	50	0	0	0	58					
12 GRANT	0	0	58	21	60	15	58	7	52	8	50	8	54	10	55					
13 GREENBRIER	62	12	58	9	56	7	55	8	52	8	52	6	54	6	54					
14 HAMPSHIRE	64	18	58	14	67	9	60	10	57	15	54	14	56	11	57					
15 HANGCOCK	64	12	61	11	56	17	54	2	51	9	48	5	52	13	54					
16 HARDY	70	10	70	13	57	15	58	15	58	9	56	10	53	8	56					
17 HARRISON	64	9	62	9	56	13	53	13	52	13	49	13	53	10	54					
18 JACKSON	64	3	58	4	58	4	57	3	57	4	57	3	57	3	57					
19 JEFFERSON	0	0	26	0	42	13	48	31	36	21	45	23	51	16	51					
20 KANAWHA	63	10	62	10	59	10	56	10	57	10	55	9	55	10	56					
21 LEWIS	62	19	66	18	59	10	56	12	55	9	56	8	55	17	58					
22 LINCOLN	60	6	61	7	65	4	0	0	0	0	0	0	0	0	61					
23 LOGAN	58	6	59	6	0	0	0	0	0	0	56	0	0	0	58					
24 MARION	61	55	61	24	56	14	57	8	57	8	55	9	56	10	56					
25 MARSHALL	74	19	59	12	54	10	51	7	50	6	49	6	52	6	52					
26 MASON	63	14	60	6	60	8	58	4	57	5	57	5	57	3	59					
27 MCDOWELL	61	9	60	9	65	0	0	0	0	0	0	0	0	0	59					
28 MERCER	57	5	67	3	55	2	55	2	55	2	55	3	56	3	56					
29 MINERAL	69	18	67	18	60	15	56	12	56	12	50	12	54	11	55					
30 MINGO	58	13	62	10	52	8	58	11	50	6	50	6	52	0	54					
31 MONONGALIA	60	472	59	19	60	50	60	12	59	19	59	12	59	10	59					
32 MONROE	54	11	60	11	56	11	0	0	0	0	58	0	0	0	57					
33 MORGAN	57	4	55	16	55	13	53	25	54	11	52	17	46	17	49					
34 NICHOLAS	61	4	60	6	69	5	69	6	56	9	53	12	57	7	59					
35 OHIO	60	6	58	12	57	13	57	12	54	14	55	12	56	10	56					
36 PENDLETON	95	0	61	13	63	12	60	9	56	6	53	10	52	9	58					
37 PLEASANTS	0	0	60	6	60	7	56	4	55	4	50	2	57	3	56					
38 POCAHONTAS	61	30	61	3	61	2	60	7	60	1	60	1	60	0	60					
39 PRESTON	66	9	64	10	57	15	57	12	52	12	49	13	50	11	55					
40 PUTNAM	61	7	58	7	59	8	55	13	54	9	53	9	55	6	55					
41 RALEIGH	58	143	58	4	57	3	56	3	56	3	56	3	56	3	56					
42 RANDOLPH	60	10	60	7	59	8	56	7	58	7	55	11	55	10	57					
43 RITCHIE	60	9	57	13	57	12	56	6	49	12	56	16	57	12	56					
44 ROANE	73	0	58	6	61	16	61	0	48	0	45	3	0	0	57					
45 SUMMERS	60	3	60	4	56	4	60	3	60	3	60	3	60	3	60					
46 TAYLOR	63	9	61	12	63	17	54	14	47	20	47	20	55	10	55					
47 TUCKER	55	12	58	10	55	8	50	6	50	7	50	7	50	11	51					
48 TYLER	62	11	62	9	56	6	55	11	56	2	51	7	47	10	57					
49 UPSHUR	60	4	56	13	62	7	57	8	54	7	54	9	56	8	57					
50 WAYNE	61	9	58	12	56	11	52	9	52	8	52	5	54	6	54					
51 WEBSTER	62	3	58	2	63	0	64	0	0	0	0	0	0	0	58					
52 WETZEL	55	0	60	7	69	5	69	3	60	5	58	5	58	3	58					
53 WIRT	62	8	60	5	0	0	55	16	50	4	54	2	54	8	58					
54 WOOD	64	14	60	10	59	7	57	9	58	8	55	8	56	8	57					
55 WYOMING	64	4	0	0	0	0	0	0	0	0	0	0	0	0	64					

TABLE II.E

RESIDENTIAL PROPERTY
ASSESSMENT TO SALES COMPARISON

	RESIDENTIAL IMPROVED			RESIDENTIAL VACANT			RESIDENTIAL COUNTY TOTAL			
	# SALES	AGG RATIO	MEDIAN	# SALES	AGG RATIO	MEDIAN	# SALES	AGG RATIO	MEDIAN	COO
01 BARBOUR	105	39	42	56	21	21	161	36	36	76
02 BERKELEY	3089	54	54	306	56	58	3395	54	55	10
03 BOONE	61	59	60	12	59	60	73	59	60	1
04 BRAXTON	14	62	62	4	61	60	18	62	62	6
05 BROOKE	167	49	54	41	51	59	208	49	54	16
06 CABELL	965	55	56	91	54	56	1056	55	56	15
07 CALHOUN	12	57	58	6	64	64	18	58	59	10
08 CLAY	12	52	54	3	57	58	15	53	55	9
09 DODDRIDGE	36	55	58	3	52	60	39	55	58	13
10 FAYETTE	351	57	59	87	60	60	438	57	59	9
11 GILMER	24	56	58	7	57	58	31	56	58	13
12 GRANT	90	54	55	65	60	60	155	54	57	16
13 GREENBRIER	256	54	54	304	60	60	560	57	59	6
14 HAMPSHIRE	288	56	57	362	59	60	650	57	59	13
15 HANCOCK	142	52	54	37	53	54	179	52	54	13
16 HARDY	100	54	56	115	55	58	215	54	57	16
17 HARRISON	459	52	54	45	55	56	504	52	54	13
18 JACKSON	136	57	57	69	58	59	205	57	58	4
19 JEFFERSON	1177	50	51	78	51	53	1255	50	51	17
20 KANAWHA	1519	54	56	61	57	59	1680	54	56	10
21 LEWIS	127	56	58	38	54	57	165	55	58	14
22 LINGOLN	17	62	61	5	54	54	22	62	60	8
23 LOGAN	10	58	56	4	60	61	14	59	59	6
24 MARION	343	55	56	61	55	58	404	55	57	12
25 MARSHALL	286	52	51	18	53	53	304	52	51	14
26 MASON	141	59	58	46	58	59	187	58	58	6
27 MCDOWELL	12	59	59	11	36	57	23	52	59	19
28 MERCER	607	56	55	133	56	56	740	56	55	3
29 MINERAL	281	53	55	101	53	58	382	53	55	16
30 MINGO	45	53	54	9	59	65	54	53	55	14
31 MONONGALIA	1040	56	59	159	52	58	1199	55	59	23
32 MONROE	16	57	57	28	57	59	44	57	58	37
33 MORGAN	261	47	49	228	53	58	489	48	53	18
34 NICHOLAS	96	59	59	66	59	60	162	59	60	9
35 OHIO	481	54	56	41	54	58	522	54	57	12
36 PENDLETON	58	54	58	56	51	60	114	53	59	15
37 PLEASANTS	28	55	56	7	49	62	35	55	56	9
38 POCAHONTAS	82	61	60	147	60	60	229	61	60	3
39 PRESTON	169	52	55	273	55	60	442	52	57	19
40 PUTNAM	782	55	55	111	56	56	893	55	55	8
41 RALEIGH	553	56	56	579	56	55	1132	56	56	7
42 RANDOLPH	202	55	57	40	57	56	242	55	57	8
43 RITCHIE	74	55	56	33	54	61	107	54	56	13
44 ROANE	17	53	57	2	41	47	19	52	57	14
45 SUMMERS	115	59	60	46	60	60	161	59	60	4
46 TAYLOR	101	52	55	50	48	56	151	52	55	15
47 TUCKER	64	60	51	53	56	57	117	51	54	11
48 TYLER	54	52	57	27	55	60	81	53	58	12
49 UPSHUR	154	56	57	37	56	59	191	56	58	9
50 WAYNE	81	54	54	21	60	60	102	54	56	12
51 WEBSTER	6	56	58	0	0	0	6	56	58	5
52 WETZEL	48	59	57	7	60	61	55	59	58	5
53 WIRT	28	53	54	17	62	64	45	54	60	17
54 WOOD	878	56	57	60	50	56	938	56	57	9
55 WYOMING	2	64	64	1	60	60	3	64	61	3

TABLE II.F

APARTMENT PROPERTY
ASSESSMENT TO SALES COMPARISON

	APARTMENT IMPROVED			APARTMENT VACANT			APARTMENT COUNTY TOTAL					
	# SALES	AGG RATIO	MEDIAN	COD	# SALES	AGG RATIO	MEDIAN	COD	# SALES	AGG RATIO	MEDIAN	COD
01 BARBOUR												
02 BERKELEY	6	40	39	15					6	40	39	15
03 BOONE												
04 BRAXTON												
05 BROOKE	1	54	54	0					1	54	54	0
06 CABELL	2	55	55	4					2	55	55	4
07 CALFOUN												
08 CLAY												
09 DODDRIDGE												
10 FAYETTE												
11 GILMER												
12 GRANT												
13 GREENBRIER	1	73	73	0					1	73	73	0
14 HAMPSHIRE												
15 HANCOCK	2	47	47	0					2	47	47	0
16 HARDY												
17 HARRISON	1	51	51	0					1	51	51	0
18 JACKSON												
19 JEFFERSON												
20 KANAWHA	23	56	57	5					23	56	57	5
21 LEWIS												
22 LINCOLN												
23 LOGAN												
24 MARION												
25 MARSHALL												
26 MASON					1	60	60	0	1	60	60	0
27 MCDOWELL												
28 MERCER												
29 MINERAL												
30 MINGO												
31 MONONGALIA	2	194	188	68					2	194	188	68
32 MONROE												
33 MORGAN												
34 NICHOLAS												
35 OHIO	4	57	58	5					4	57	58	5
36 PENDLETON												
37 PLEASANTS												
38 POGAHONTAS												
39 PRESTON												
40 PUTNAM												
41 RALEIGH												
42 RANDOLPH	1	62	62	0					1	62	62	0
43 RITCHIE												
44 ROANE												
45 SUMMERS												
46 TAYLOR												
47 TUCKER												
48 TYLER												
49 UPSHUR												
50 WAYNE												
51 WEBSTER												
52 WETZEL												
53 WIRT												
54 WOOD	2	51	50	4					2	51	50	4
55 WYOMING												

TABLE II.G

COMMERCIAL PROPERTY
ASSESSMENT TO SALES COMPARISON

	COMMERCIAL IMPROVED			COMMERCIAL VACANT			COMMERCIAL COUNTY TOTAL			
	# SALES	AGG RATIO	MEDIAN	# SALES	AGG RATIO	MEDIAN	# SALES	AGG RATIO	MEDIAN	COD
01 BARBOUR	7	99	91	1	8	8	8	8	89	73
02 BERKELEY	44	48	46	13	58	59	59	49	52	17
03 BOONE	1	60	60	1	59	59	59	60	60	0
04 BRAXTON	1	63	63					1	63	0
05 BROOKE	8	51	52	3	59	56	56	11	52	13
06 CABELL	29	57	58	5	63	61	61	34	58	14
07 CALHOUN										
08 CLAY										
09 DODDRIDGE	4	62	63					4	62	3
10 FAYETTE	12	60	62	2	57	59	59	14	59	6
11 GILMER	4	57	56					4	57	10
12 GRANT	1	44	44					1	44	0
13 GREENBRIER	19	55	58	3	60	59	59	22	55	11
14 HAMPSHIRE	2	43	43					2	43	1
15 HANCOCK	1	55	55	2	55	55	55	3	55	0
16 HARDY	2	54	54					2	54	2
17 HARRISON	10	53	58	4	60	59	59	14	56	9
18 JACKSON	6	56	58	4	57	57	57	10	57	3
19 JEFFERSON	11	43	44	5	36	37	37	16	41	20
20 KANAWHA	41	58	59	4	59	59	59	45	58	7
21 LEWIS	7	58	56	2	51	52	52	9	55	7
22 LINCOLN	1	63	63					1	63	0
23 LOGAN										
24 MARION	2	54	54	1	57	57	57	3	56	3
25 MARSHALL	3	58	59					3	58	8
26 MASON	3	59	59					2	59	3
27 McDOWELL	2	61	64					2	61	64
28 MERCER	33	55	54	10	54	54	54	43	55	4
29 MINERAL	12	53	55					12	53	14
30 MINGO	2	54	56					2	54	7
31 MONONGALIA	43	67	58	8	60	60	60	51	66	68
32 MONROE										
33 MORGAN	6	41	37	1	48	48	48	7	42	19
34 NICHOLAS	6	61	60	2	61	62	61	8	61	4
35 OHIO	25	58	58	1	69	69	69	26	58	5
36 PENDLETON	1	47	47					1	47	0
37 PLEASANTS										
38 POCAHONTAS	2	61	61	1	60	60	60	3	61	2
39 PRESTON	6	55	56	4	59	58	58	10	56	12
40 PUTNAM	14	56	56	6	51	56	56	20	54	10
41 RALEIGH	23	57	56	14	56	56	56	37	57	4
42 RANDOLPH	5	55	55	1	62	62	62	6	55	11
43 RITCHIE	4	52	51	1	57	57	57	5	54	5
44 ROANE										
45 SUMMERS	1	59	59					1	59	0
46 TAYLOR	1	32	32					1	32	0
47 TUCKER	3	44	40					3	44	16
48 TYLER	3	58	59					3	58	3
49 UPSHUR	3	61	63					3	61	63
50 WAYNE	1	58	58	2	65	65	65	3	60	6
51 WEBSTER	1	60	60					1	60	0
52 WEITZEL	2	67	67					2	67	1
53 WIRT	2	73	73					2	73	3
54 WOOD	20	60	55	4	54	57	57	24	59	15
55 WYOMING										

TABLE II.H

INDUSTRIAL PROPERTY
ASSESSMENT TO SALES COMPARISON

	INDUSTRIAL IMPROVED			INDUSTRIAL VACANT			INDUSTRIAL COUNTY TOTAL					
	# SALES	AGGR RATIO	MEDIAN	COD	# SALES	AGGR RATIO	MEDIAN	COD	# SALES	AGGR RATIO	MEDIAN	COD
01 BARBOUR												
02 BERKELEY												
03 BOONE												
04 BRAXTON												
05 BROOKE	1	70		0					1	70		0
06 CABELL												
07 CALHOUN												
08 CLAY												
09 DODDRIDGE												
10 FAYETTE												
11 GILMER												
12 GRANT												
13 GREENBRIER												
14 HAMPSHIRE												
15 HANCOCK												
16 HARDY												
17 HARRISON												
18 JACKSON												
19 JEFFERSON												
20 KANAWHA												
21 LEWIS												
22 LINCOLN												
23 LOGAN												
24 MARION												
25 MARSHALL												
26 MASON												
27 MCDOWELL												
28 MERCER												
29 MINERAL												
30 MINGO												
31 MONONGALIA												
32 MONROE												
33 MORGAN												
34 NICHOLAS												
35 OHIO												
36 PENDLETON												
37 PLEASANTS												
38 POCAHONTAS												
39 PRESTON												
40 PUTNAM												
41 RALEIGH	1	24		0					1	24		0
42 RANDOLPH												
43 RITCHIE												
44 ROANE												
45 SUMMERS												
46 TAYLOR												
47 TUCKER												
48 TYLER												
49 UPSHUR												
50 WAYNE	1	61		0					1	61		0
51 WEBSTER												
52 WETZEL												
53 WIRT												
54 WOOD												
55 WYOMING												

TABLE II.J

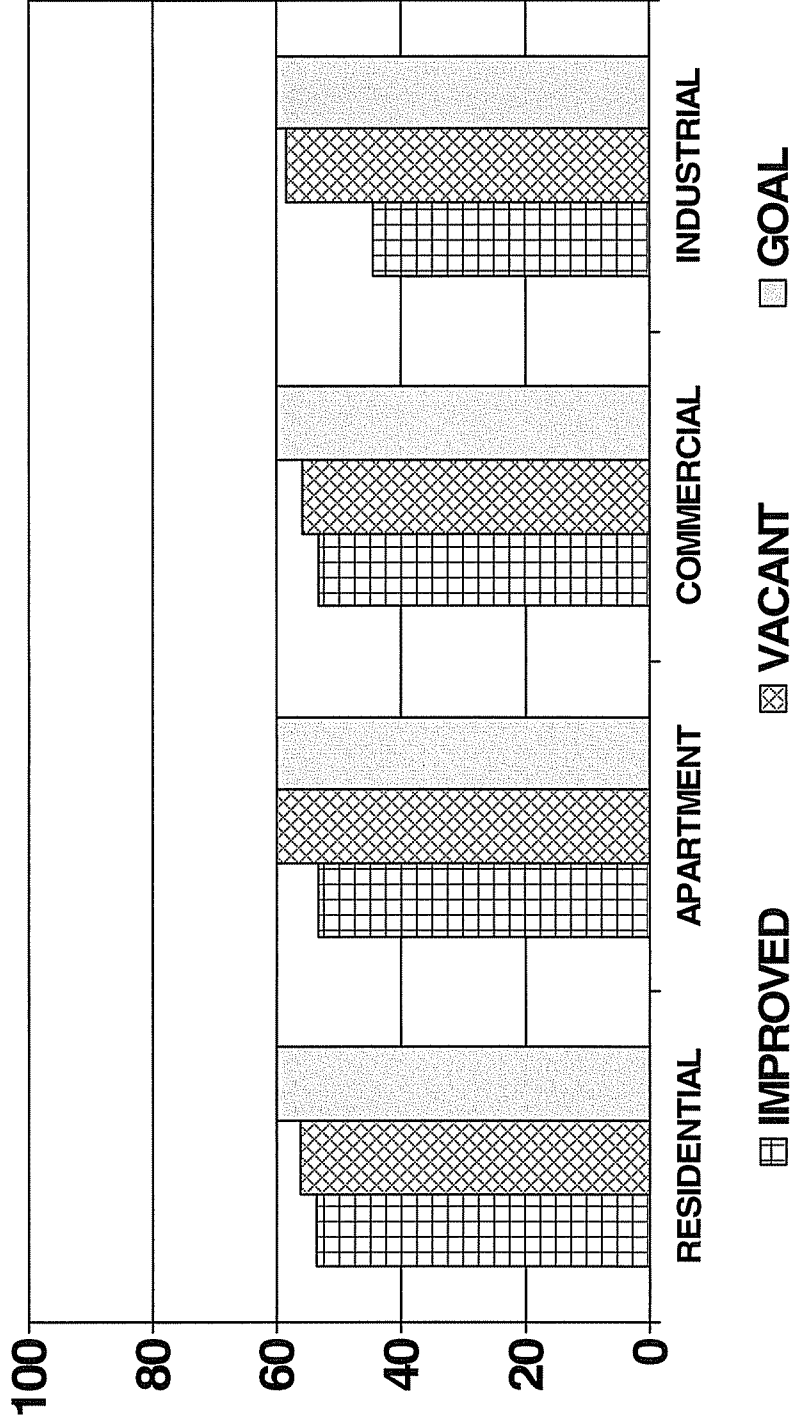
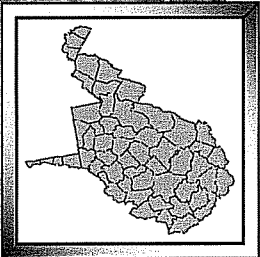
**ALL PROPERTY LESS FARM AND TIMBER
ASSESSMENT TO SALES COMPARISON**

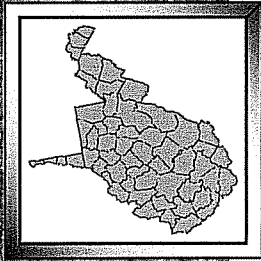
	# SALES	AGGRATIO	MEDIAN	COD
01 BARBOUR	169	37	36	83
02 BERKELEY	3458	54	55	10
03 BOONE	75	59	60	1
04 BRAXTON	19	62	62	5
05 BROOKE	221	53	54	15
06 CABELL	1092	56	56	15
07 CALHOUN	18	58	59	10
08 CLAY	15	53	55	9
09 DODDRIDGE	43	56	59	12
10 FAYETTE	452	57	59	9
11 GILMER	35	56	58	12
12 GRANT	156	54	57	16
13 GREENBRIER	583	57	59	7
14 HAMPSHIRE	662	57	59	13
15 HANCOCK	184	52	54	13
16 HARDY	217	54	56	16
17 HARRISON	519	53	54	13
18 JACKSON	215	57	58	4
19 JEFFERSON	1271	50	51	17
20 KANAWHA	1648	55	56	10
21 LEWIS	174	55	57	13
22 LINCOLN	23	63	60	8
23 LOGAN	14	59	59	6
24 MARION	407	55	57	12
25 MARSHALL	307	52	51	14
26 MASON	190	58	58	6
27 MCDOWELL	25	54	59	18
28 MERCER	783	56	55	3
29 MINERAL	394	53	55	16
30 MINGO	56	53	55	14
31 MONONGALIA	1252	56	59	25
32 MONROE	44	57	58	37
33 MORGAN	496	48	53	18
34 NICHOLAS	170	57	60	9
35 OHIO	552	54	57	11
36 PENDLETON	115	53	59	15
37 PLEASANTS	36	55	56	9
38 POCAHONTAS	232	61	60	3
39 PRESTON	452	53	57	19
40 PUTNAM	913	55	55	8
41 RALEIGH	170	55	56	7
42 RANDOLPH	249	55	57	9
43 RITCHIE	112	55	56	13
44 ROANE	19	52	57	14
45 SUMMERS	162	59	60	4
46 TAYLOR	52	52	55	16
47 TUCKER	120	51	54	11
48 TYLER	84	53	58	12
49 UPSHUR	194	56	58	9
50 WAYNE	106	55	56	12
51 WEBSTER	7	57	59	5
52 WETZEL	57	59	58	6
53 WIRT	47	55	60	17
54 WOOD	964	56	57	9
55 WYOMING	3	64	61	3

STATEWIDE SUMMARY
 ALL PROPERTY
 ASSESSMENT TO SALES COMPARISON
 SALES PERIOD : JULY 1, 2005 - JUNE 30, 2006

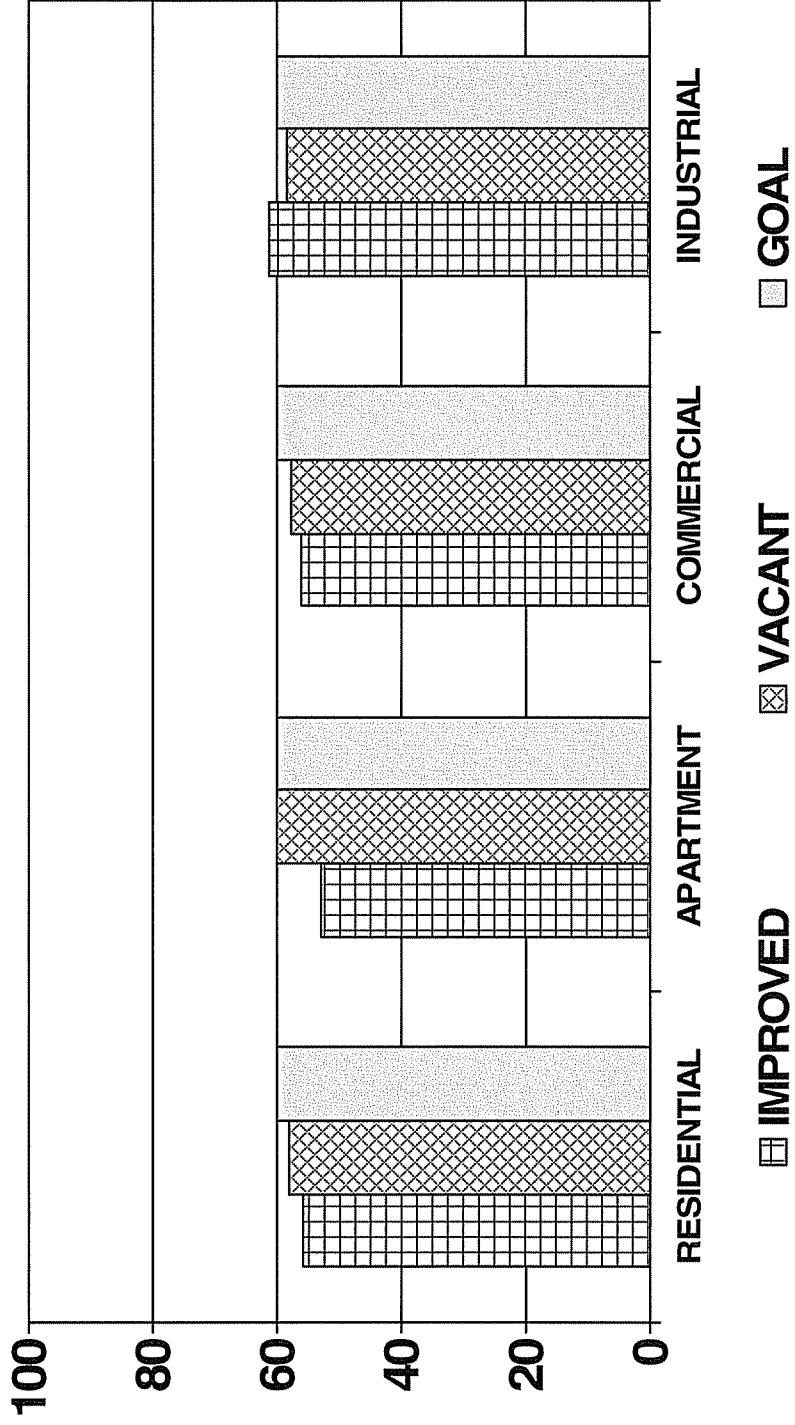
	NUMBER OF SALES	AGGREGATE RATIO	MEDIAN	COEFFICIENT OF DISPERSION
RESIDENTIAL				
IMPROVED	14771	54	56	13
VACANT	4217	56	58	13
TOTAL	18988	54	56	13
APARTMENT				
IMPROVED	22	53	53	37
VACANT	1	60	60	0
TOTAL	23	53	54	35
COMMERCIAL				
IMPROVED	399	53	56	22
VACANT	101	56	58	13
TOTAL	500	53	57	20
INDUSTRIAL				
IMPROVED	3	44	61	25
VACANT	1	58	58	
TOTAL	4	45	60	20
TIMBER				
IMPROVED	1	52	52	0
VACANT	9	12	12	74
TOTAL	10	16	15	82
FARM				
IMPROVED	84	21	24	233
VACANT	55	19	5	301
TOTAL	139	20	17	255
ALL PROPERTY TOTAL	19664	53	56	14
LESS FARM AND TIMBER	19515	54	56	13

**STATEWIDE SUMMARY
AGGREGATE RATIOS FOR IMPROVED
AND VACANT PROPERTY**

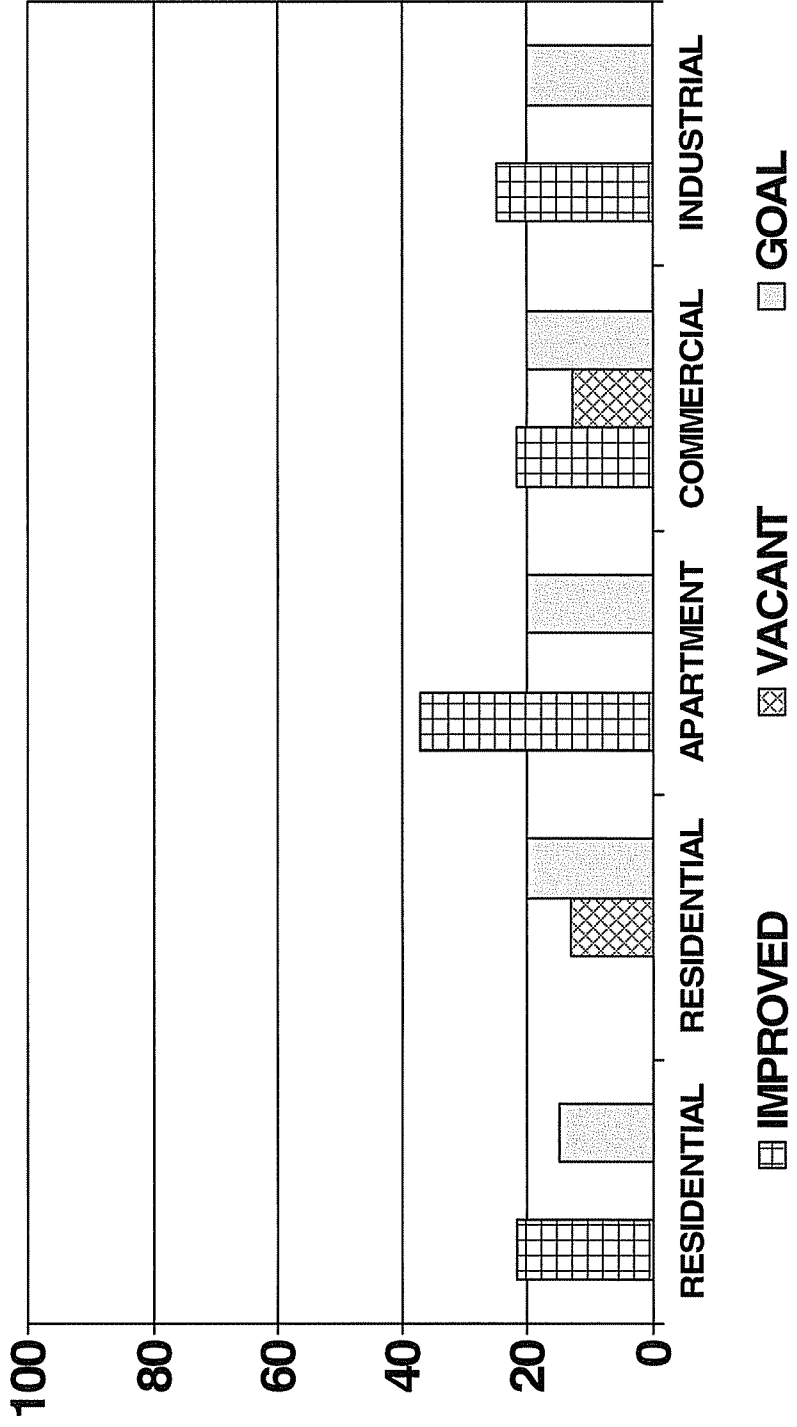
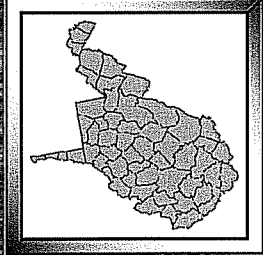


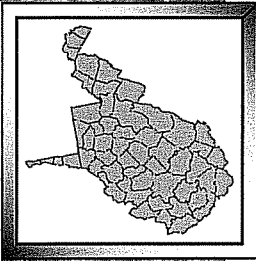


STATEWIDE SUMMARY MEDIAN RATIOS FOR IMPROVED AND VACANT PROPERTY



**STATEWIDE SUMMARY
COEFFICIENT OF DISPERSION FOR
IMPROVED AND VACANT PROPERTY**





III TAX CLASS COMPARISON OF ASSESSMENT RATIOS

This section reports on the median and C \bar{O} D for sales in all counties by each tax class: 2, 3 and 4. Information is displayed for residential, apartment, commercial and industrial property. Only valid arm's-length sales were used. The time period of the sales involved is July 1, 2005 through June 30, 2006. Only categories with three or more sales will display data.

Tables III.A and III.B list number of sales, aggregate ratios, medians, and C \bar{O} D's by tax class for residential improved and residential vacant property. Tables III.C, III.D. and III.E show aggregate ratios, median, and C \bar{O} D by tax class for total apartments, total commercial and total industrial sales.

TABLE III.A

RESIDENTIAL IMPROVED PROPERTY
TAX CLASS COMPARISON

	CLASS 2			CLASS 3			CLASS 4		
	# SALES	AGG RATIO	MEDIAN	# SALES	AGG RATIO	MEDIAN	# SALES	AGG RATIO	MEDIAN
01 BARBOUR	66	37	39	17	38	42	22	50	52
02 BERKELEY	2,583	54	54	348	54	56	158	55	55
03 BOONE	54	59	60	5	59	59	2	60	60
04 BRAXTON	12	62	62	1	63	63	1	63	63
05 BROOKE	147	48	53	3	60	60	17	53	55
06 CABELL	779	55	56	38	54	55	148	63	62
07 CALHOUN	8	57	59	3	56	57	1	63	63
08 CLAY	8	55	55	3	38	46	1	53	53
09 DODDRIDGE	32	55	58	1	58	58	3	60	59
10 FAYETTE	276	56	59	37	61	60	38	58	60
11 GILMER	9	56	58	4	57	58	1	52	52
12 GRANT	68	53	54	16	56	57	6	61	59
13 GREENBRIER	210	54	54	19	55	57	27	53	56
14 HAMPSHIRE	227	55	56	50	59	58	11	58	55
15 HANCOCK	102	51	52	9	55	62	31	56	58
16 HARDY	75	54	55	21	53	59	4	55	54
17 HARRISON	399	52	53	12	58	59	48	56	60
18 JACKSON	111	57	57	12	57	58	13	57	58
19 JEFFERSON	972	50	51	90	51	53	115	50	50
20 KANAWHA	139	54	56	50	57	58	150	56	57
21 LEWIS	95	54	56	16	59	60	16	69	68
22 LINCOLN	17	62	61						
23 LOGAN	8	58	59	2	56	56			
24 MARION	310	55	56	10	45	57	23	59	58
25 MARSHALL	238	51	51	5	58	64	43	60	61
26 MASON	109	58	58	12	61	60	20	60	59
27 MCDOWELL	12	58	59						
28 MERCER	531	55	55	20	56	56	56	55	55
29 MINERAL	211	53	54	37	53	56	38	61	63
30 MINGO	29	54	54	10	54	53	6	54	54
31 MORGAN	704	57	59	171	60	59	165	44	58
32 MONROE	14	57	58				2	52	51
33 MORGAN	216	47	48	39	47	52	6	53	54
34 NICHOLAS	85	56	58	6	62	63	5	60	59
35 OHIO	361	54	56	6	60	63	114	54	58
36 PENDLETON	44	54	56	13	53	61	1	57	57
37 PLEASANTS	25	54	55	2	60	59	1	60	60
38 POCAHONTAS	59	61	60	20	60	60	3	63	65
39 PRESTON	145	51	53	16	57	61	8	63	65
40 PUTNAM	760	54	55	21	58	57	11	52	56
41 RALEIGH	469	56	56	39	56	56	45	56	56
42 RANDOLPH	165	55	57	16	53	59	21	58	60
43 RITCHIE	64	54	56	4	52	54	6	62	64
44 ROANE	12	51	58	5	58	57			
45 SUMMERS	67	59	59	27	59	59	21	61	62
46 TAYLOR	85	53	55	8	42	46	8	58	64
47 TUCKER	14	52	53	44	49	50	6	55	57
48 TYLER	48	52	57	2	59	58	4	59	59
49 UPSHUR	141	56	57	9	55	56	4	62	65
50 WAYNE	70	54	54	4	53	52	7	56	64
51 WEBSTER	6	56	58						
52 WEITZEL	44	59	57	1	59	59	3	56	56
53 WIRT	23	53	56	5	65	62			
54 WOOD	790	56	57	11	53	54	77	57	59
55 WYOMING	1	66	66	1	61	61			

NOVEMBER 2007

TABLE III.B

RESIDENTIAL VACANT PROPERTY
TAX CLASS COMPARISON

	CLASS 2				CLASS 3				CLASS 4			
	# SALES	AGG RATIO	MEDIAN	COD	# SALES	AGG RATIO	MEDIAN	COD	# SALES	AGG RATIO	MEDIAN	COD
01 BARBOUR	8	21	18	38	40	19	20	94	8	52	69	122
02 BERKELEY	11	56	54	8	285	56	58	12	10	50	56	17
03 BOONE	1	60	60	0	9	59	60	4	2	59	59	2
04 BRAXTON					4	61	60	4				
05 BROOKE	6	50	60	15	30	51	59	16	5	52	54	15
06 CABELL	20	57	60	14	61	52	56	20	10	56	58	6
07 CALHOUN					6	64	64	6	6	64	64	6
08 CLAY					3	57	58	2				
09 DODDRIDGE	1	74	74	0	2	50	55	9				
10 FAYETTE	19	65	60	15	64	60	60	6	4	56	62	20
11 GILMER	1	58	58	0	6	56	57	15				
12 GRANT	13	64	61	14	52	55	58	19				
13 GREENBRIER	1	60	60	0	264	60	60	2	39	59	60	5
14 HAMPSHIRE	2	61	61	9	360	59	60	12				
15 HANGOCK	5	57	58	15	7	41	50	34	25	55	54	3
16 HARDY	10	52	62	11	105	55	57	17				
17 HARRISON	1	57	57	0	22	56	59	13	22	54	56	9
18 JACKSON	20	59	60	4	44	57	59	4	5	59	60	4
19 JEFFERSON					74	51	51	23	4	56	60	10
20 KANAWHA	5	54	53	12	41	57	60	8	15	58	58	10
21 LEWIS	2	49	57	22	35	55	57	11	1	63	63	
22 LINCOLN	1	54	54	0	3	54	55	9				
23 LOGAN					4	60	60	2	1	64	64	
24 MARION	4	57	60	12	41	54	58	18	16	58	58	4
25 MARSHALL	2	61	90	33	12	52	52	25	4	54	58	10
26 MASON	12	59	56	6	32	58	59	6	2	58	56	6
27 McDOWELL	2	3	3	29	9	48	59	15				
28 MERCER	39	57	57	3	66	56	56	4	28	54	56	10
29 MINERAL	4	58	60	6	93	53	69	18	4	69	70	14
30 MINGO	1	65	65	0	7	60	66	15	1	51	51	0
31 MONONGALIA	13	23	57	26	124	60	59	19	22	15	34	51
32 MONROE	4	50	59	8	24	57	61	56				
33 MORGAN	11	36	54	28	216	54	58	15	1	50	50	
34 NICHOLAS	32	59	60	8	32	59	60	15	2	69	67	4
35 OHIO	8	52	58	8	22	54	57	10	11	65	61	6
36 PENDLETON					55	51	60	18	1	55	55	
37 PLEASANTS	2	62	63	2	5	46	61	14				
38 POCAHONTAS	6	60	60	2	141	60	60	2				
39 PRESTON	11	52	56	19	257	56	60	20	5	50	54	11
40 PUTNAM	20	57	57	9	75	55	56	7	16	58	58	5
41 RALEIGH	32	56	56	4	534	56	55	3	13	55	58	3
42 RANDOLPH	3	60	61	4	34	57	56	6	3	53	57	8
43 RITCHIE	12	43	64	14	20	53	56	15	1	77	77	
44 ROANE	1	53	53		1	40	40	4				
45 SUMMERS					43	60	60	4	3	60	60	
46 TAYLOR	2	54	50	16	47	48	56	16	1	80	80	
47 TUCKER					48	56	58	9	5	51	55	8
48 TYLER	7	58	61	13	19	55	60	12	1	51	51	
49 UPSHUR	12	62	60	16	25	59	59	6	1			
50 WAYNE	16	61	60	19	5	57	60	3				
51 WEBSTER												
52 WETZEL	2	62	62	2	4	59	58	9	1	62	62	
53 WIRT	13	62	64	29	4	63	65	5				
54 WOOD	49	50	56	16	7	38	51	25	4	58	58	3
55 WYOMING					1	60	60					

APARTMENT PROPERTY
TAX CLASS COMPARISON

TABLE III.C

	CLASS 2			CLASS 3			CLASS 4			
	# SALES	AGG RATIO	MEDIAN	# SALES	AGG RATIO	MEDIAN	# SALES	AGG RATIO	MEDIAN	COD
01 BARBOUR										
02 BERKELEY				2	47	47	4	33	35	14
03 BOONE										
04 BRAXTON										
05 BROOKE								54	54	
06 CABELL								56	56	4
07 CALHOUN										
08 CLAY										
09 DODDRIDGE										
10 FAYETTE										
11 GILMER										
12 GRANT										
13 GREENRIER								73	73	
14 HAMPSHIRE										
15 HANCOCK								47	47	
16 HARDY										
17 HARRISON										
18 JACKSON								51	51	
19 JEFFERSON										
20 KANAWHA	1	58	58	11	55	56	2	56	58	8
21 LEWIS										
22 LINCOLN										
23 LOGAN										
24 MARION										
25 MARSHALL										
26 MASON				1	60	60				
27 MCDOWELL										
28 MERCER										
29 MINERAL										
30 MINGO										
31 MONONGALIA				1	314	314		61	61	
32 MONROE										
33 MORGAN										
34 NICHOLAS										
35 OHIO								57	58	5
36 PENDLETON										
37 PLEASANTS										
38 POCAHONTAS										
39 PRESTON										
40 PUTNAM										
41 RALEIGH										
42 RANDOLPH								62	62	
43 RITCHIE										
44 ROANE										
45 SUMMERS										
46 TAYLOR										
47 TUCKER										
48 TYLER										
49 UPSHUR										
50 WAYNE										
51 WEBSTER										
52 WETZEL										
53 WIRT										
54 WOOD				1	48	48		52	52	
55 WYOMING										

TABLE III.D

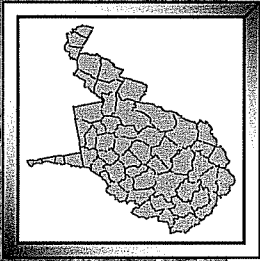
COMMERCIAL PROPERTY
TAX CLASS COMPARISON

	CLASS2			CLASS3			CLASS4			
	# SALES	AGGRATIO	MEDIAN	# SALES	AGGRATIO	MEDIAN	# SALES	AGGRATIO	MEDIAN	COD
01 BARBOUR										
02 BERKELEY	2	46	49	32	49	54	23	47	51	56
03 BOONE				1	60	60	1	60	60	17
04 BRAXTON				1	63	63				
05 BROOKE				3	45	57	8	54	54	14
06 CABELL	4	58	59	4	63	60	26	57	57	17
07 CALHOUN										
08 CLAY										
09 DODDRIDGE	1	63	63	3	61	62	7	59	61	4
10 FAYETTE				7	58	60	3	54	53	7
11 GILMER				1	64	64				
12 GRANT				1	44	44				
13 GREENBRIER				11	55	60	11	56	58	8
14 HAMPSHIRE				2	43	43	2	55	55	
15 HANCOCK				1	55	55	2	55	55	
16 HARDY				1	53	53	1	55	55	
17 HARRISON				3	49	50	11	61	61	8
18 JACKSON				2	56	55	8	57	58	2
19 JEFFERSON				11	42	42	5	37	44	22
20 KANAWHA				17	57	58	28	58	59	6
21 LEWIS				6	59	57	3	51	50	1
22 LINCOLN				1	63	63				
23 LOGAN										
24 MARION										
25 MARSHALL				1	46	46	3	56	55	3
26 MASON				1	57	57	2	59	59	1
27 MCDOWELL							1	61	61	
28 MERCER	1	58	58	20	55	55	2	61	64	9
29 MINERAL	1	62	62	6	53	54	22	54	54	4
30 MINGO							5	51	53	19
31 MONONGALIA	2	85	101	18	73	59	2	54	56	7
32 MONROE							31	61	58	61
33 MORGAN				8	44	43				
34 NICHOLAS				3	62	65	1	28	28	
35 OHIO	2	59	58				5	61	60	3
36 PENDLETON				1	47	47	24	58	58	6
37 PLEASANTS										
38 POCAHONTAS				3	61	60				
39 PRESTON				7	57	61	3	54	56	4
40 PUTNAM				17	54	55	3	59	59	1
41 RALEIGH	1	60	60	19	58	56	17	57	56	5
42 RANDOLPH				2	66	66	4	53	55	7
43 RITCHIE	1	50	50				4	55	53	5
44 ROANE										
45 SUMMERS										
46 TAYLOR				1	60	60	1	59	59	
47 TUCKER							1	32	32	
48 TYLER							2	40	40	
49 UPSHUR				2	63	57	3	58	59	3
50 WAYNE							1	58	58	
51 WEBSTER				2	65	65	1	60	60	
52 WETZEL							2	67	67	1
53 WIRT				2	73	73				
54 WOOD				10	56	57	14	61	61	15
55 WYOMING										

TABLE III.E

INDUSTRIAL PROPERTY
TAX CLASS COMPARISON

	CLASS 2			CLASS 3			CLASS 4					
	# SALES	AGG RATIO	MEDIAN	COD	# SALES	AGG RATIO	MEDIAN	COD	# SALES	AGG RATIO	MEDIAN	COD
01 BARBOUR												
02 BERKELEY												
03 BOONE												
04 BRAXTON												
05 BROOKE									1	70	70	
06 CABELL												
07 CALHOUN												
08 CLAY												
09 DODDRIDGE												
10 FAYETTE												
11 GILMER												
12 GRANT												
13 GREENBRIER												
14 HAMPSHIRE												
15 HANCOCK												
16 HARDY												
17 HARRISON												
18 JACKSON												
19 JEFFERSON												
20 KANAWHA												
21 LEWIS												
22 LINCOLN												
23 LOGAN												
24 MARION												
25 MARSHALL												
26 MASON												
27 MCDOWELL												
28 MERCER												
29 MINERAL												
30 MINGO												
31 MONONGALIA												
32 MONROE												
33 MORGAN												
34 NICHOLAS												
35 OHIO												
36 PENDLETON												
37 PLEASANTS												
38 POCAHONTAS												
39 PRESTON												
40 PUTNAM												
41 RALEIGH												
42 RANDOLPH												
43 RITCHIE												
44 ROANE												
45 SUMMERS												
46 TAYLOR												
47 TUCKER												
48 TYLER												
49 UPSHUR												
50 WAYNE												
51 WEBSTER												
52 WETZEL												
53 WIRT												
54 WOOD												
55 WYOMING												



APPENDICES

Page

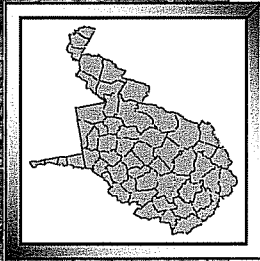
APPENDIX A SALES ENTRY & VERIFICATION	29
APPENDIX B TOTAL SALES BY VALIDITY CODE	36
APPENDIX C NEIGHBORHOOD SUMMARY	37
APPENDIX D CLASS SUMMARY	38
APPENDIX E COUNTY SUMMARY	39
APPENDIX F STATE SUMMARY	40

PROPERTY TAX DIVISION

28

NOVEMBER 2007

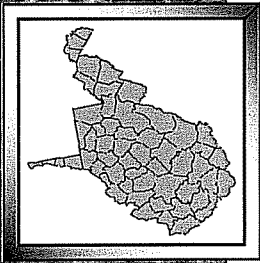
APPENDIX A SALES INFORMATION – GENERAL INSTRUCTIONS



1. Completion dates for entry of sales data are as follows:
 - 1st Quarter (July, August, September) by November 1
 - 2nd Quarter (October, November, December) by February 1
 - 3rd Quarter (January, February, March) by May 1
 - 4th Quarter (April, May, June) by August 1

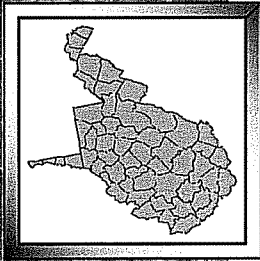
2. \$100 or Less – Sales for less than \$100 should not be processed to the AA/CAMA file.

3. Split Parcel Sales
 - (1) Enter the appropriate appraisal data to both the parent and split parcel.
 - (2) Enter the sales data to the split parcel.



APPENDIX A SALES INFORMATION – GENERAL INSTRUCTIONS (CONT.)

4. Multiparcel Sales – The sales data and the proper validity code (Validity Code = 1) must be shown on all parcels involved in the transaction. The full sale price should be entered on each of the parcels.
5. Deactivate/Activate – If you need to deactivate or re-activate a parcel you will do this on AA21.



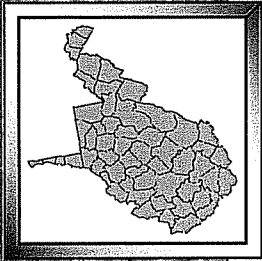
APPENDIX A SALES INFORMATION – GENERAL INSTRUCTIONS (CONT.)

SALES INFORMATION – DATA ENTRY INSTRUCTIONS:

DATE – Character positions are provided for the two digit number of the month, the two digit number of the day, and the last four digits of the year of the sale. Each character position must be filled in. Use leading zeros if necessary.

TYPE – Refers to the distinction between a type of sale involving LAND only, as opposed to a sale involving both LAND AND BUILDING(S) or just BUILDING(S). Three alternatives are provided. Enter the code which is representative of the sale. Only one code may be entered.

- Enter 1 LAND to indicate that the sale involved land only.
- Enter 2 L & B to indicate that the sale involved land and building(s).
- Enter 3 BUILDING to indicate that the sale involved building(s) only. For example, building(s) on leased land or high rise condominiums.

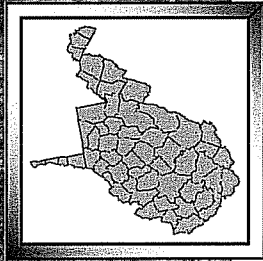


APPENDIX A SALES INFORMATION – GENERAL INSTRUCTIONS (CONT.)

AMOUNT (SALE PRICE) – Character positions are provided to enter up to ten numeric characters (up to \$9,999,999,999). It is not necessary to fill in each character position. Enter whole dollars only.

SOURCE – Refers to the source of the sales data entered in this section. Four alternatives are provided. Enter the code which is most representative of the source. Only **ONE** code may be entered.

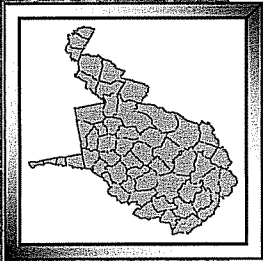
- Enter 1 **BUYER** to indicate that the information was obtained from the grantee – or buyer.
- Enter 2 **SELLER** to indicate that the information was obtained from the grantor – or seller.
- Enter 3 **AGENT** to indicate that the information was obtained from an agent representing a buyer or seller.
- Enter 4 **OTHER** to indicate that the information was obtained from conveyance fee, similar transfer records, or any other source.



APPENDIX A SALES INFORMATION – GENERAL INSTRUCTIONS (CONT.)

SALES VALIDITY CODE – Space is provided to enter one of nine numeric codes.

- Enter 0 - to indicate the sale can be considered an “arm’s-length” transaction (a valid sale).
- Enter 1 - to indicate that the sale involved more than one parcel.
- Enter 2 - to indicate that the property was not exposed to the open market or that the marketing time for the property could be considered abnormal.
- Enter 3 - to indicate that the highest and best use of the property has changed since the sale or that construction and/or demolition of improvements have taken place since the transaction occurred.
- Enter 4 - to indicate that the parties of the transaction were either related individuals or related corporations.
- Enter 5 - to indicate that the cause of the transaction was either a liquidation of assets or a forced sale.
- Enter 6 - to indicate that the sale involved abnormal financing or that the transaction was a land contract arrangement.
- Enter 7 - to indicate that the amount shown is a construction cost only used for verification of cost schedules.
- Enter 8 - to indicate that the sale included an excessive amount of personal property or any other situation that would make the sale **NOT** an arm’s-length transaction.



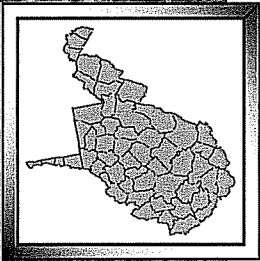
APPENDIX A SALES INFORMATION – GENERAL INSTRUCTIONS (CONT.)

In order to ensure that only sales representing market value are entered into IAS as “valid”, Code = 0, you must determine that an arm’s-length sale has taken place.

“In an arm’s-length sale, the seller seeks the highest possible price for his property on the open market. While eager to sell, he is under no under coercion to do so. Similarly, the buyer is knowledgeable concerning the market and seeks to buy the property at the lowest possible price. While eager to buy, he is under no undue coercion to do so.”

Improving Real Property Assessment, International Association of Assessing Officers, 1978

Sales verification can be made via a sales questionnaire, a telephone call, or personal contact. The sources of information may be the buyer, the seller, or other knowledgeable individuals such as the agent, a local Realtor, etc.



APPENDIX A SALES INFORMATION – GENERAL INSTRUCTIONS (CONT.)

The following transactions should never be coded as “valid” sales:

1. Gifts or transactions for a nominal fee, less than \$100.
2. Sales between relatives or corporate affiliates.
3. Sales involving government agencies.
4. Sales to correct a title defect, create joint tenancy, or of other legal convenience.
5. Sales in which a financial institution is the buyer.
6. Forced sales.
7. Sales involving a charitable, religious, or educational institution.

**TOTAL SALES BY VALIDITY CODE
JULY 2005 - JUNE 2006**

APPENDIX B

	TOTAL SALES KEYED	VALID ARMS LENGTH (0)	MULTIPLE PARCELS (1)	NOT EXPOSED OPEN MARKET (2)	HIGHEST/BEST USE CHANGED (3)	RELATED FAM OR CORP (4)	FORCED SALE LIQUIDATION (5)	ABNORMAL FINANCING (6)	CONSTRUCTION COST ONLY (7)	EXCESSIVE PERS PROP (8)
01 BARBOUR	594	192	235	45	4	54	41	19	0	4
02 BERKELEY	5,933	3,471	1,506	466	138	191	68	12	0	29
03 BOONE	415	81	143	98	7	29	40	16	0	1
04 BRAXTON	441	20	168	128	22	37	33	13	0	20
05 BROOKE	548	225	140	42	22	59	49	6	0	5
06 CABELL	2,722	1,129	457	588	71	190	135	65	0	37
07 CALHOUN	411	19	136	83	7	156	2	7	0	1
08 CLAY	243	17	82	72	10	32	16	7	0	7
09 DODDRIDGE	250	66	100	27	8	13	8	3	0	25
10 FAYETTE	1,633	499	638	250	30	94	105	8	0	9
11 GILMER	285	36	81	57	10	80	16	2	0	3
12 GRANT	458	192	141	22	18	71	14	0	0	0
13 GREENBRIER	1,640	631	620	175	79	52	49	7	0	27
14 HAMPSHIRE	1,832	679	441	396	154	91	33	24	0	14
15 HANCOCK	851	190	325	67	27	24	89	105	0	24
16 HARDY	633	247	113	66	56	87	33	8	0	23
17 HARRISON	2,884	534	1,211	399	44	14	154	81	204	143
18 JACKSON	1,420	225	78	315	106	623	55	10	0	8
19 JEFFERSON	2,572	1,271	796	209	123	121	46	3	0	3
20 KANAWHA	4,947	1,521	962	991	307	325	754	55	0	32
21 LEWIS	669	200	278	44	10	41	20	12	0	64
22 LINCOLN	517	27	197	162	7	36	24	15	0	59
23 LOGAN	791	29	286	299	71	51	37	7	0	1
24 MARION	1,542	409	478	221	166	84	94	83	0	7
25 MARSHALL	1,004	313	330	84	50	104	59	13	0	51
26 MASON	839	214	245	88	47	127	75	14	0	29
27 MCDOWELL	793	28	425	90	15	47	167	7	0	14
28 MERCER	2,164	830	707	412	64	66	74	8	0	3
29 MINERAL	1,047	414	286	170	65	87	16	7	0	2
30 MINGO	933	57	538	114	7	90	112	15	0	0
31 MONONGALIA	2,207	1,449	477	78	7	161	27	8	0	0
32 MONROE	719	61	243	342	2	43	26	1	0	1
33 MORGAN	1,120	551	223	209	67	39	17	0	0	14
34 NICHOLAS	902	191	408	204	39	39	21	0	0	0
35 OHIO	1,217	558	325	82	45	79	83	14	24	7
36 PENDLETON	344	128	93	58	10	44	11	0	0	0
37 PLEASANTS	235	39	65	31	25	35	18	10	0	12
38 POCAHONTAS	1,212	258	348	143	9	54	16	6	0	378
39 PRESTON	2,333	478	738	372	123	233	164	18	0	207
40 PUTNAM	1,959	933	377	243	94	121	156	32	0	3
41 RALEIGH	3,315	1,211	1,019	650	96	134	177	19	0	9
42 RANDOLPH	863	270	242	81	38	54	29	11	0	143
43 RITCHIE	428	122	212	51	8	11	10	11	0	3
44 ROANE	568	21	196	196	43	47	15	37	0	13
45 SUMMERS	556	170	197	108	6	44	19	9	0	3
46 TAYLOR	573	154	196	69	48	41	30	33	0	2
47 TUCKER	467	142	147	76	32	19	10	3	0	38
48 TYLER	295	95	82	21	19	32	14	20	0	12
49 UPSHUR	809	195	294	163	59	44	41	12	0	11
50 WAYNE	1,271	117	499	261	92	121	92	76	2	11
51 WEBSTER	7	7	138	72	7	17	24	6	0	4
52 WETZEL	504	57	242	85	40	15	39	10	0	16
53 WIRT	313	52	166	42	4	23	21	2	0	3
54 WOOD	2,768	975	955	390	108	128	159	40	0	13
55 WYOMING	639	3	254	223	0	79	47	24	0	9
STATETOTALS	66,893	22,003	20,279	10,422	2,811	4,893	3,734	1,034	230	1,547

APPENDIX C

SAMPLE NEIGHBORHOOD

2K SALES RATIO FOR	TXNR662-ASSESSMENT SYSTEM VALUES	STATE OF WEST VIRGINIA 000.00% - 999.99% ADJOK. RATIO	NRBD MEAN RATIO	SAMPLE MEAN RATIO	STD. DEV.	COEF DISP			
	NUMBER SALES	MEAN CONSIDER.	TOTAL VALUE	MEAN VALUE	999.99% ADJOK. RATIO	NRBD MEAN RATIO	SAMPLE MEAN RATIO	STD. DEV.	COEF DISP
RESIDENTIAL IMP	0	0	0	0	0.00	0.00	0.00	0.00	0.00
000000-0019999	0	0	0	0	0.00	0.00	0.00	0.00	0.00
002000-0039999	0	0	0	0	0.00	0.00	0.00	0.00	0.00
004000-0059999	0	0	0	0	0.00	0.00	0.00	0.00	0.00
006000-0079999	0	0	0	0	0.00	0.00	0.00	0.00	0.00
008000-0099999	4	132,650	297,050	74,265	55.99	56.02	56.88	4.33	5.21
010000-0149999	6	161,375	721,980	90,247	55.92	55.56	55.78	3.30	3.53
015000-9999999									
RESIDENTIAL IMPROVED VACANT TOTAL	12 4 16	1,821,600 27,000 120,600	1,019,040 37,280 1,056,300	84,920 9,315 66,018	55.94 34.50 54.74	55.98 34.92 50.72	55.95 29.27 55.78	3.47 14.46 11.81	4.17 27.28 12.65
APARTMENT IMPROVED VACANT TOTAL	0 0 0	0 0 0	0 0 0	0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00
COMMERCIAL IMPROVED VACANT TOTAL	0 0 0	0 0 0	0 0 0	0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00
INDUSTRIAL IMPROVED VACANT TOTAL	0 0 0	0 0 0	0 0 0	0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00
TIMBER IMPROVED VACANT TOTAL	0 0 0	0 0 0	0 0 0	0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00
FARM IMPROVED VACANT TOTAL	0 0 0	0 0 0	0 0 0	0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00
COMB CSI IMPROVED VACANT TOTAL	0 0 0	0 0 0	0 0 0	0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00
TOTAL	16	1,929,600	1,056,300	66,018	54.74	50.72	55.78	11.81	12.65

APPENDIX D

SAMPLE TAX CLASS

COUNTY	NUMBER SALES	SYSTEM VALUES	STATE OF WEST VIRGINIA		MEAN VALUE	AGGR. RATIO	TAX CLASS 2		STD. DEV.	PAGE NO.
			FROM 07/05 TO 06/06 RANGE	000.00% - 999.99%			MEAN RATIO	MEDIAN RATIO		
TOTAL	TOTAL	MEAN CONSIDER.	TOTAL VALUE	MEAN VALUE	MEAN RATIO	MEAN RATIO	MEAN RATIO	MEAN RATIO	MEAN RATIO	MEAN RATIO
RESIDENTIAL IMP	21	242,265	163,260	7,774	67.13	60.00	60.00	21.14	13.96	
000000-0019999	45	1,316,600	798,900	17,753	60.68	60.00	60.00	8.40	7.45	
002000-0039999	60	3,018,618	1,690,980	50,310	56.02	56.14	57.58	8.01	9.49	
004000-0059999	70	4,839,200	2,727,780	38,968	56.37	56.25	56.73	6.69	8.35	
006000-0079999	24	2,077,950	1,201,470	50,061	57.82	57.94	58.61	7.78	8.02	
008000-0099999	36	4,477,687	2,443,560	67,876	54.57	54.63	57.94	6.74	8.73	
010000-0149999	20	4,410,000	2,460,600	123,030	55.80	55.51	56.43	5.32	7.56	
RESIDENTIAL IMPROVED	276	20,382,320	11,486,550	41,617	56.36	57.21	58.53	9.29	9.08	
VACANT	19	381,050	247,500	13,026	64.95	59.43	59.86	16.92	14.59	
TOTAL	295	20,763,370	11,734,050	39,776	56.51	57.35	58.71	9.93	9.46	
APARTMENT IMPROVED	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
VACANT	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
TOTAL	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
COMMERCIAL IMPROVED	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
VACANT	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
TOTAL	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
INDUSTRIAL IMPROVED	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
VACANT	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
TOTAL	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
TIMBER IMPROVED	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
VACANT	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
TOTAL	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
FARM IMPROVED	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
VACANT	1	9,500	2,820	2,820	29.68	29.68	29.68	0.00	0.00	
TOTAL	1	9,500	2,820	2,820	29.68	29.68	29.68	0.00	0.00	
COMB C & I IMPROVED	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
VACANT	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
TOTAL	0	0	0	0	0.00	0.00	0.00	0.00	0.00	
TOTAL	296	20,772,870	11,736,870	39,651	56.50	57.26	58.68	10.04	9.60	

SAMPLE COUNTY

APPENDIX E

/ZK SALES RATIO FOR Sample	TXNRA642 ASSESSMENT SYSTEM VALUES	COUNTY VALUES			STATE OF WEST VIRGINIA			- 999, 99%			PAGE NO.
		NUMBER SALES	TOTAL CONSIDER.	FROM MEAN CONSIDER.	TO RANGE TOTAL VALUE	MEAN VALUE	AGGR. RATIO	MEAN RATIO	MEDIAN RATIO	STD. DEV.	
	RESIDENTIAL IMP	21	240,550	11,454	145,680	6,937	60.56	60.75	60.00	3.68	3.12
	000000-0019999	13	341,200	26,246	194,580	14,967	57.03	57.28	60.00	8.48	4.53
	002000-0039999	2	110,000	55,000	65,880	32,940	59.89	59.90	59.89	0.14	0.17
	004000-0059999	1	68,000	68,000	40,800	40,800	0.00	60.00	60.00	0.00	0.00
	006000-0079999	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	008000-0099999	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	010000-0149999	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	015000-9999999	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	RESIDENTIAL IMPROVED	37	759,750	20,533	446,940	12,079	58.83	59.46	60.00	5.84	3.37
	VACANT	13	67,700	5,207	40,620	3,124	60.00	60.00	60.00	0.00	0.00
	TOTAL	50	827,450	16,549	487,560	9,751	58.92	59.60	60.00	5.01	2.49
	APARTMENT IMPROVED	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	VACANT	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	TOTAL	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	COMMERCIAL IMPROVED	2	85,000	42,500	52,140	26,070	61.34	61.27	61.26	0.37	0.43
	VACANT	1	7,500	7,500	4,620	4,620	61.60	61.60	61.60	0.00	0.00
	TOTAL	3	92,500	30,833	56,760	18,920	61.36	61.38	61.53	0.33	0.32
	INDUSTRIAL IMPROVED	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	VACANT	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	TOTAL	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	TIMBER IMPROVED	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	VACANT	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	TOTAL	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	FARM IMPROVED	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	VACANT	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	TOTAL	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
	COMB C & I IMPROVED	2	85,000	42,500	52,140	26,070	61.34	61.27	61.26	0.37	0.43
	VACANT	1	7,500	7,500	4,620	4,620	61.60	61.60	61.60	0.00	0.00
	TOTAL	3	92,500	30,833	56,760	18,920	61.36	61.38	61.53	0.33	0.32
	TOTAL	53	919,950	17,357	544,320	10,270	59.17	59.70	60.00	4.88	2.48
	TOTAL LESS F&T	53	919,950	17,357	544,320	10,270	59.17	59.70	60.00	4.88	2.48

APPENDIX F

STATE OF WEST VIRGINIA

Y2K STATEWIDE ASSESSMENT SALE RATIO	SYSTEM VALUES			STATE OF WEST VIRGINIA			DATE 02/12/2007			PAGE NO.
	NUMBER SALES	TOTAL CONSIDER.	FROM 07/05 TO 06/06 MEAN CONSIDER.	STATE OF WEST VIRGINIA RANGE 000.00% - 999.99% MEAN VALUE	AGGR. RATIO	MEAN RATIO	MEDIAN RATIO	STD. DEV.	COEF. DISP.	
RESIDENTIAL IMP	497	5,866,279	11,803	4,497,830	76.67	82.75	60.80	181.49	46.54	
000000-0019999	1,077	31,662,117	29,398	19,265,310	60.85	61.06	59.42	60.31	12.08	
002000-0039999	1,333	66,583,548	49,950	38,569,570	57.93	58.09	57.27	57.39	12.14	
004000-0059999	1,604	111,223,354	69,341	61,467,470	55.26	55.31	56.11	52.85	10.19	
006000-0079999	1,262	112,167,474	88,880	61,561,180	54.88	54.87	55.55	51.14	10.63	
008000-0099999	2,274	284,015,009	124,896	150,534,020	53.00	53.07	54.56	52.71	11.19	
010000-0149999	6,724	1,774,202,272	263,861	944,985,635	53.26	53.30	54.74	53.82	10.45	
015000-9999999										
RESIDENTIAL IMPROVED	14,771	2385,720,053	161,513	1280,881,015	53.69	55.61	55.65	33.39	12.50	
VACANT	4,217	271,498,441	64,381	151,978,200	55.98	57.34	58.00	15.00	13.06	
TOTAL	18,988	2657,218,494	139,941	1432,859,215	53.92	55.99	56.11	60.75	12.74	
APARTMENT IMPROVED	22	5,902,500	268,295	3,143,160	53.25	62.98	53.05	57.11	37.13	
VACANT	1	200,000	200,000	120,120	60.06	60.06	60.06	0.00	0.00	
TOTAL	23	6,102,500	265,326	3,263,280	53.47	62.85	54.10	55.80	35.30	
COMMERCIAL IMPROVED	399	174,559,436	437,492	92,673,880	53.09	58.75	56.17	42.92	21.76	
VACANT	101	29,113,867	288,256	16,216,980	55.70	57.09	57.75	18.40	12.61	
TOTAL	500	203,673,303	407,346	108,890,860	53.46	58.41	56.53	39.22	19.91	
INDUSTRIAL IMPROVED	3	7,941,612	2,647,204	3,533,020	44.49	51.58	61.40	24.53	24.98	
VACANT	1	295,867	295,867	172,790	58.40	58.40	58.40	0.00	0.00	
TOTAL	4	8,237,479	2,059,369	3,705,810	44.99	53.29	59.90	20.32	20.46	
TIMBER IMPROVED	1	105,000	105,000	54,860	52.25	52.25	52.25	0.00	0.00	
VACANT	9	822,580	91,397	95,430	11.60	18.25	11.82	11.45	74.10	
TOTAL	10	927,580	92,758	150,290	16.20	21.65	14.59	15.24	81.74	
FARM IMPROVED	84	21,438,425	255,219	4,402,500	20.54	68.36	23.78	374.54	233.09	
VACANT	55	9,545,385	173,552	1,845,780	19.34	18.96	5.40	41.07	301.18	
TOTAL	139	30,983,810	222,905	6,248,280	20.17	48.82	16.72	292.61	254.69	
COMB C & I IMPROVED	402	182,501,048	453,982	96,206,900	52.72	58.69	56.17	42.80	21.82	
VACANT	102	29,409,734	288,330	16,389,770	55.73	57.11	57.83	18.31	12.48	
TOTAL	504	211,910,782	420,457	112,596,670	53.13	58.37	56.56	39.09	19.93	
TOTAL	19,664	2,907,143,166	147,840	1,555,117,735	53.49	55.99	56.08	64.16	13.67	
TOTAL LESS F&T	19,515	2,875,231,776	147,334	1,548,719,165	53.86	56.06	56.13	59.68	12.95	