Samples of effect on residential appraised values used in Area 2.1 Analysis

1989 Appraised Value	Sale Price	Ratio	1990 Adjusted Appraised Value
46,497	24,000	1.9374	61,346
18,383	10,000	1.8383	23,848
30,920	21,600	1.4315	40,196
101,947	100,000	1.0195	132,531
23,944	23,500	1.0189	31,127
16,953	17,000	0.9972	22,039
13,604	27,000	0.5039	17,685
12,543	24,900	0.5037	16,306
21,386	42,600	0.5020	27,802

(The first three samples were at the top of the overappraised scale; the middle three samples were appraised approximately at their sales value; the last three samples are at the bottom of the underappraised scale.)

****538 *108** It may be demonstrated by the above samples that equalization is not achieved by the application of the 30% factor but rather that any inequality of appraisal is exacerbated by the factor. For example, the first property, which sold for $24,000 in 1989 but was appraised for $46,497 is now assessed after the application of the factor, at $61,346. That same property was overappraised in relation to its sales price at 193% before the application of the factor, but is overappraised 255% after its application.

Examples of unfairness are demonstrated by those properties which were in 1989 appraised at or near their actual sales value. The property whose sales price was $100,000 but was appraised at $101,947 was 100.9% overappraised in 1989, but will be 132% overappraised in 1990.

Strangely, the underappraised properties fare better in comparison to others when the 30% factor is applied. The last property, whose sales price was $42,600, was appraised at $21,386, or at 50% of its value. After the application of the 30% factor, the increase in its appraised value results only in the figure of 65% of its actual sales price.

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