

April 3, 2023

The Honorable Debbie Critchfield
State Superintendent of Public Instruction
650 W. State Street, Room 200
Boise, Id 83720

Dear Superintendent Critchfield:

This letter is to certify the 2022 adjusted market value for the Boise School District, as required by section 63-315, Idaho Code. Attachments include the following:

- 1.) Tax Commission Rule 315, which describes procedures used in computing school district adjusted market value;
- 2.) Statistical information used in developing the adjusted market value; and
- 3.) Tax Commission rules 510 and 511, which indicate the titles of the property categories shown by number on the detailed report.

Urban renewal increment values were subtracted before computing actual and adjusted market values. As has been done for several years, value stratification was used to produce a ratio study deemed more representative of the distribution of property values in the school district. Additional supportive documentation again has been included. Complete listings of all sales used in the school district ratio study will be maintained by our agency and are available on request.

If you have any questions concerning this certification, please feel free to contact me at 334-7500, George Brown, the Division Administrator for the Property Tax Division, at 334-7733, or Alan Dornfest, who coordinated completion of this project, at 334-7742.

Sincerely,

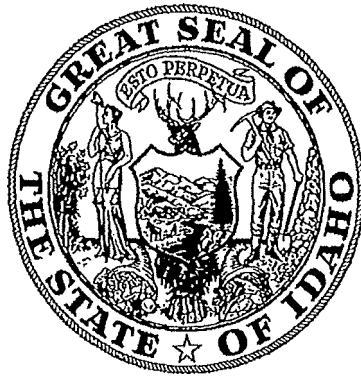


Tom Katsilometes
Commissioner, State Tax Commission

cc. George Brown, Property Tax Division Administrator
Alan S. Dornfest, Property Tax Policy Bureau Chief
County Auditors and Assessors
Enclosure

Calculations of Adjusted Market Values

	CATEGORY	2022 ACTUAL MARKET VALUE	RATIO*	2022 ADJUSTED MARKET VALUE
BOISE INDEPENDENT #1	1	1,946,800		1,946,800
	2	0		0
	3	806,100		806,100
	4	240,800		240,800
	5	4,119,650		4,119,650
	6	19,840		19,840
	7	0		0
	8	0		0
	9	25,500		25,500
	10	27,068,475		27,068,475
	11	9,265,500		10,222,511
	12	98,364,638		98,364,638
	13	18,630,900		19,382,818
	14	7,794,900		8,795,473
	15	996,808,767		996,808,767
	16	3,842,800		4,644,917
	17	14,678,200		17,904,589
	18	61,800,600		61,800,600
	19	300		300
	20	12,632,975,377		12,632,975,377
	21	2,608,773,593		2,842,581,616
	22	398,813,900		424,446,658
	25	308,800		308,800
	26	798,218,494		798,218,494
	27	503,981,500		557,952,836
	30	172,000		172,000
	31	42,485,650		42,485,650
	32	3,557,500		3,557,500
	33	11,663,500		12,193,962
	34	100,251,774		100,251,774
	35	10,284,000		10,708,808
	36	11,664,100		11,986,255
	37	1,401,717,295		1,401,717,295
	38	7,974,400		9,080,175
	39	23,125,100		25,858,498
	40	13,712,800		13,712,800
	41	16,846,390,102		16,846,390,102
	42	6,742,608,616		7,002,223,037
	43	1,050,727,900		1,082,092,397
	44	0		0
	45	24,121,000		24,121,000
	46	18,098,597		18,098,597
	47	0		0
	48	35,682,550		35,682,550
	49	0		0
	50	3,969,600		3,969,600
	51	92,718,200		96,119,783
	55	0		0
	56	1,692,800		1,692,800
	57	0		0
	59	428,620,333		428,620,333
	62	0		0
	63	0		0
	64	0		0
	65	87,023,445		87,023,445
	66	0		0
	68	137,699,900		137,699,900
	69	0		0
	70	0		0
	71	9,080,800		9,080,800
	72	6,724,900		6,724,900
	Utility Value	550,672,249		EOB 601,674,006
	TOTALS:	45,850,924,545	0.9867	46,470,571,768



ADMINISTRATIVE RULES

IDAHO PROPERTY TAX ADMINISTRATIVE RULES

**UNOFFICIAL COPY EFFECTIVE 6/21/2021
IDAHO STATE TAX COMMISSION**

315. USE OF RATIO STUDY TO EQUALIZE BOISE SCHOOL DISTRICT (RULE 315).
Sections 63-315, 33-802(6), Idaho Code

01. Procedures for Boise School District Ratio Studies. The ratio study conducted by the Tax Commission to comply with the requirements of Section 63-315, Idaho Code, will be conducted in accordance with the "Standard on Ratio Studies" referenced in Rule 003 of these rules. The following specific procedures will be used. (4-2-08)

a. Information on property sales, which meet the requirements of arm's length and market value sales, will be obtained and assembled into samples representing various primary categories, described in Subsections 130.02 through 130.06 of these rules, and secondary categories, described in Rules 510, 511, and 512 of these rules, within designations defined in Subsection 315.02 of this rule in the Boise School District. Except when sales or appraisals must be added or deleted to improve representativeness, sales used will be those occurring within the Boise School District between October 1 of the year preceding the year for which adjusted market value is to be computed and September 30 of the year for which adjusted market value is to be computed. Each sale price is to be adjusted for time and compared to market value for assessment purposes for the year for which adjusted market value is to be computed, to compute ratios to be analyzed. The Tax Commission may use sales from extended time periods and may add appraisals when data is lacking. The Tax Commission may delete sales when necessary to improve representativeness. (4-2-08)

b. A ratio will be determined for each sale by dividing the market value for assessment purposes of the property by the adjusted sale price or appraised value. (7-1-98)

c. A statistical analysis is to be conducted for the sales and any appraisals in each property designation described in Subsection 315.02 of this rule in the Boise School District and appropriate measures of central tendency, uniformity, reliability, and normality computed. (4-2-08)

d. With the exception of any property designations with extended time frames or added appraisals, if fewer than five (5) sales and appraisals are available, no adjustment to the taxable value of the designation will be made. (7-1-98)

e. If there are five (5) or more sales and appraisals and it is determined with reasonable statistical certainty that the property designation is not already at market value for assessment purposes, an adjusted market value will be computed for the Boise School District by dividing the taxable value for the year for which adjusted market value is to be determined by the appropriate ratio derived from the ratio study. The appropriate ratio to be used will be the weighted mean ratio calculated from the sample for each designation, unless it can be clearly demonstrated that this statistic has been distorted by non-representative ratios. In this case the median may be substituted. (4-2-08)

f. Within the Boise School District, adjusted market value or taxable value for each primary and each applicable secondary category of real, personal and operating property will be summed to produce the total adjusted market value for the Boise School District. The Boise School District taxable value will then be divided by this adjusted market value to produce the overall ratio of assessment in the Boise School District. Statewide totals are to be calculated by compiling county totals. (4-2-08)

g. Urban renewal increment values will not be included in the taxable value or the adjusted market value for the Boise School District. Upon receipt of an urban renewal agency's resolution recommending the adoption of an ordinance for termination of a revenue allocation area by December 31 of a given year, the increment value in the immediate prior year will be included in the taxable value and the adjusted market value for the Boise School District. If the resolution is received prior to the first Monday in April, the actual value for the immediate prior year will be adjusted by adding the increment value. If any ratio study-based adjustments are warranted, as provided in this rule, they apply to the actual value including the increment value. If the resolution is received on or after the first Monday in April, but by September 1, a corrected certification of actual and adjusted values will be provided as soon as practical. (3-25-16)

h. "Reasonable statistical certainty," that the property designation in question is not at market value for assessment purposes, is required. Such certainty is tested using ninety percent (90%) confidence intervals about

the weighted mean or median ratios. If the appropriate confidence interval includes ninety-five percent (95%) or one hundred five percent (105%), there is not "reasonable statistical certainty" that the property designation is not at market value for assessment purposes. (3-30-01)

i. Primary and secondary categories subject to adjustment following the procedure outlined in this rule and ratio study designations from which measures of central tendency used for adjustments will be derived are:

Secondary Categories	Primary Categories	Ratio Study Designations
12, 15, 18, or 20	Vacant Residential Land	Residential
10, 12, 15, 18, 20, 26, 31, 34, 37, 40, 41, 46, 47, 48, or 50	Improved Residential Property	Residential
47, 49, or 65	Manufactured Home on Leased Land	Residential
11, 13, 14, 16, 17, 21, or 22	Vacant Commercial or Industrial Land	Commercial
11, 13, 14, 16, 17, 21, 22, 27, 33, 35, 36, 38, 39, 42, 43, or 51	Improved Commercial or Industrial Property	Commercial

(3-30-07)

j. For all secondary categories, described in Rule 510, 511, or 512 of these rules but not contained in the list in Paragraph 315.01.i. of this rule, adjusted market value will equal taxable value. (3-30-07)

k. "Appraisal" or "appraised value" refers to any Tax Commission provided independently conducted property appraisal. (7-1-98)

02. **Use of Property Designations.** In computing the ratio for the Boise School District, the Tax Commission will designate property as residential or commercial and will assign appropriate primary categories, described in Subsections 130.02 through 130.06 of these rules, and secondary categories, described in Rules 510, 511, and 512 of these rules, to these designations as shown in Paragraph 315.01.i. of this rule. For the Boise School District, adjusted market value will be computed by dividing the appropriate ratio ascertained for each of these designations into the sum of the taxable values for each primary and secondary category assigned to a designation. Except as provided in Subsection 315.06 of this rule, for the taxable value in any secondary category to be included in said sum, at least one (1) observation (sale or appraisal) from that secondary category must be present in the ratio study. If the ratio for any given designation in the Boise School District indicates that the market value for assessment purposes cannot be determined with reasonable statistical certainty to differ from statutorily required market value, the taxable value shown on the Boise School District abstract(s) required pursuant to Subsection 315.04 of this rule for each of the secondary categories included in that designation will be the adjusted market value for said designation for said school district. (4-2-08)

03. **Assessor to Identify Boise School Districts.** Each county assessor will identify for the Tax Commission which sales submitted for the ratio study are located within the Boise School District. (4-2-08)

04. **Abstracts of Value for the Boise School District.** Each applicable county auditor will provide to the Tax Commission abstracts of the taxable value of all property within the portion of the Boise School District in that county. These abstracts will be submitted in the same manner and at the same time as provided for county abstracts of value. (4-2-08)

05. **Urban Renewal Increment and Exemption to be Subtracted.** The taxable value of each primary or secondary category within the Boise School District will not include the value that exceeds the value on the base assessment roll in any urban renewal district pursuant to Chapter 29, Title 50, Idaho Code, and will not include the value of any property exempt from property tax. (4-11-15)

06. **Exception from Requirement for at Least One Observation for Use of Secondary Category in Adjusted Value Determination.** Properties identified as secondary categories 10 and 31 rarely sell separately from farms and therefore do not appear in any ratio study. However, the level of assessment typically is similar to that of other rural residential property, including property in secondary categories 12, 15, 34, and 37. For any ratio study where there is an adjustment to be made to the assessed values in the residential designation, such adjustment applies to any assessed value in secondary category 10, provided there is at least one (1) observation (sale) of property identified in either secondary category 12 or 15. Such adjustment will also be applied to any assessed value in secondary category 31, provided there is at least one (1) observation (sale) of property identified in either secondary category 34 or 37. (3-30-07)

07. **Certification of Values.** The values required to be certified to the county clerk by the first Monday in April each year under Section 63-315, Idaho Code, will be published on the Tax Commission's web site or provided in an alternate format on request by the first Monday in April each year to satisfy this required certification. (3-30-07)

08. **Cross References.** The primary categories are described in Subsections 130.02 through 130.06 of these Rules, and the secondary categories are described in Rules 510, 511, and 512 of these rules. The requirement to add increment value following dissolution of an urban renewal revenue allocation area is found in Section 33-802(6), Idaho Code. (3-25-16)

510. SECONDARY CATEGORIES FOR LAND - LISTING AND REPORTING (RULE 510).

Section 63-509, Idaho Code. County assessors will use the secondary categories described in the following subsections, indicated by numbers, to list land values on the valuation assessment notices under Sections 63-301 and 63-308, Idaho Code. County assessors will use these secondary categories described in the following subsections, indicated by numbers, and the secondary categories described in the following paragraphs, indicated by letters, to report land values to the Tax Commission on the abstracts under Section 63-509, Idaho Code, and Rule 509 of these rules. For all of the above listed functions, assign all appropriate secondary land categories to parcels of property put to multiple uses. (4-2-08)

01. **Secondary Category 1 - Irrigated Agricultural Land.** Irrigated land and only such irrigated land eligible for and granted the partial exemption for the current year's assessment roll as actively devoted to agriculture. (See Sections 63-604 and 63-602K, Idaho Code, and Rule 645 of these rules.) Only place land meeting the definition of "land actively devoted to agriculture" under Section 63-604, Idaho Code, or the requirements for "wildlife habitat" or "conservation agreement" under Section 63-605, Idaho Code, for the current assessment year in this secondary category. This irrigated land must be capable of and normally producing harvestable crops and may be located inside or outside the boundaries of a subdivision without restrictions on such use or the boundaries of an incorporated city. (3-30-07)

02. **Secondary Category 2 - Irrigated Grazing Land.** Irrigated land and only such irrigated land eligible for and granted the partial exemption for the current year's assessment roll as actively devoted to agriculture. (See Sections 63-604 and 63-602K, Idaho Code, and Rule 645 of these rules.) Only place land meeting the definition of "land actively devoted to agriculture" under Section 63-604, Idaho Code, or the requirements for "wildlife habitat" or "conservation agreement" under Section 63-605, Idaho Code, for the current assessment year in this secondary category. This irrigated land must be used for grazing and not normally capable of producing harvestable crops and may be located inside or outside the boundaries of a subdivision without restrictions on such use or the boundaries of an incorporated city. (3-30-07)

03. **Secondary Category 3 - Non-Irrigated Agricultural Land.** Land and only such land eligible for and granted the partial exemption for the current year's assessment roll as actively devoted to agriculture. (See Sections 63-604 and 63-602K, Idaho Code, and Rule 645 of these rules.) Only place land meeting the definition of "land actively devoted to agriculture" under Section 63-604, Idaho Code, or the requirements for "wildlife habitat" or "conservation agreement" under Section 63-605, Idaho Code, for the current assessment year in this secondary category. This non-irrigated land must be capable of and normally producing harvestable crops without man-made irrigation and may be located inside or outside the boundaries of a subdivision without restrictions on such use or the boundaries of an incorporated city. (3-30-07)

04. **Secondary Category 4 - Meadow Land.** Land and only such land eligible for and granted the partial exemption for the current year's assessment roll as actively devoted to agriculture. (See Sections 63-604 and 63-602K, Idaho Code, and Rule 645 of these rules.) Only place land meeting the definition of "land actively devoted to agriculture" under Section 63-604, Idaho Code, or the requirements for "wildlife habitat" or "conservation agreement" under Section 63-605, Idaho Code, for the current assessment year in this secondary category. This meadow land must be capable of lush production of grass and may be located inside or outside the boundaries of a subdivision without restrictions on such use or the boundaries of an incorporated city. (3-30-07)

05. **Secondary Category 5 - Dry Grazing Land.** Land and only such land eligible for and granted the partial exemption for the current year's assessment roll as actively devoted to agriculture. (See Sections 63-604 and 63-602K, Idaho Code, and Rule 645 of these rules.) Only place land meeting the definition of "land actively devoted to agriculture" under Section 63-604, Idaho Code, or the requirements for "wildlife habitat" or "conservation agreement" under Section 63-605, Idaho Code, for the current assessment year in this secondary category. This land must be capable of supporting grasses and not normally capable of supporting crops on regular rotation and may be located inside or outside the boundaries of a subdivision without restrictions on such use or the boundaries of an incorporated city. (3-30-07)

06. **Secondary Category 6 - Productivity Forestland.** All land and only such land designated by the owner for assessment, appraisal, and taxation under Section 63-1703(a), Idaho Code, for the current year's assessment roll. This land must be assessed as forest land under the productivity option and may be located inside or outside the

boundaries of an incorporated city. Also included is all land assessed under Section 63-1704, Idaho Code. (3-30-07)

07. **Secondary Category 7 - Bare Forestland.** All land and only such land designated by the owner for assessment, appraisal, and taxation under Section 63-1703(b), Idaho Code, for the current year's assessment roll. This land must be assessed as bare land with the yield tax option and may be located inside or outside the boundaries of an incorporated city. (3-30-07)

08. **Secondary Category 8.** Not presently used. (4-4-13)

09. **Secondary Category 9 - Patented Mineral Land.** All land used solely for mines and mining claims and only the part of such land not used for other than mining purposes for the current year's assessment roll. This land may be located inside or outside the boundaries of an incorporated city. See Section 63-2801, Idaho Code. (3-30-07)

10. **Secondary Category 10 - Homesite Land.** Rural non-subdivided land being utilized for homesites with secondary categories 1 through 9. Note: This land is always land with improvements located on it since land with no improvements should be in one (1) or more of categories 1 through 9. (4-2-08)

11. **Secondary Category 11 - Recreational Land.** Rural land used in conjunction with recreation but not individual homesites. (3-30-07)

a. **Secondary Category 11 - Vacant Recreational Land.** Vacant rural land used for recreational purposes but not individual homesites or in a properly recorded subdivision. (3-30-07)

b. **Secondary Category 11 - Improved Recreational Land.** Rural land with improvements, including exempt improvements, used for recreational purposes on that land but not individual homesites or in a properly recorded subdivision. (3-30-07)

12. **Secondary Category 12 - Rural Residential Tracts.** Rural residential land not in a properly recorded subdivision. (3-30-07)

a. **Secondary Category 12 - Vacant Rural Residential Tracts.** Vacant rural land used for residential purposes but not in a properly recorded subdivision. (3-30-07)

b. **Secondary Category 12 - Improved Rural Residential Tracts.** Rural land with improvements, including exempt improvements, used for residential purposes on that land but not in a properly recorded subdivision. (3-30-07)

13. **Secondary Category 13 - Rural Commercial Tracts.** Rural commercial land not in a properly recorded subdivision. (3-30-07)

a. **Secondary Category 13 - Vacant Rural Commercial Tracts.** Vacant rural land used for commercial purposes but not in a properly recorded subdivision. (3-30-07)

b. **Secondary Category 13 - Improved Rural Commercial Tracts.** Rural land with improvements, including exempt improvements, used for commercial purposes on that land but not in a properly recorded subdivision. (3-30-07)

14. **Secondary Category 14 - Rural Industrial Tracts.** Rural industrial land not in a properly recorded subdivision. (3-30-07)

a. **Secondary Category 14 - Vacant Rural Industrial Tracts.** Vacant rural land used for industrial purposes but not in a properly recorded subdivision. (3-30-07)

b. **Secondary Category 14 - Improved Rural Industrial Tracts.** Rural land with improvements, including exempt improvements, used for industrial purposes on that land but not in a properly recorded subdivision. (3-30-07)

15. Secondary Category 15 - Rural Residential Subdivisions. Rural residential land in a properly recorded subdivision. (3-30-07)

a. Secondary Category 15 - Vacant Rural Residential Subdivisions. Vacant rural land used for residential purposes and in a properly recorded subdivision. (3-30-07)

b. Secondary Category 15 - Improved Rural Residential Subdivisions. Rural land with improvements, including exempt improvements, used for residential purposes on that land and in a properly recorded subdivision. Also use this category for rural homesites within subdivisions when the remaining acreage qualifies as actively devoted to agriculture under Section 63-604, Idaho Code, or has been designated forestland under Chapter 17, Title 63, Idaho Code. (4-2-08)

16. Secondary Category 16 - Rural Commercial Subdivisions. Rural commercial land in a properly recorded subdivision. (3-30-07)

a. Secondary Category 16 - Vacant Rural Commercial Subdivisions. Vacant rural land used for commercial purposes and in a properly recorded subdivision. (3-30-07)

b. Secondary Category 16 - Improved Rural Commercial Subdivisions. Rural land with improvements, including exempt improvements, used for commercial purposes on that land and in a properly recorded subdivision. (3-30-07)

17. Secondary Category 17 - Rural Industrial Subdivisions. Rural industrial land in a properly recorded subdivision. (3-30-07)

a. Secondary Category 17 - Vacant Rural Industrial Subdivisions. Vacant rural land used for industrial purposes and in a properly recorded subdivision. (3-30-07)

b. Secondary Category 17 - Improved Rural Industrial Subdivisions. Rural land with improvements, including exempt improvements, used for industrial purposes on that land and in a properly recorded subdivision. (3-30-07)

18. Secondary Category 18 - Other Land. Land not compatible with other secondary categories. (3-30-07)

a. Secondary Category 18 - Vacant Other Land. Vacant land not compatible with other secondary categories. (3-30-07)

b. Secondary Category 18 - Improved Other Land. Land with improvements, including exempt improvements, on that land but not compatible with other secondary categories. (3-30-07)

19. Secondary Category 19 - Waste. Public Rights-of-Way includes roads, ditches, and canals. Use this secondary category to account for total acres of land ownership. Only list acres, not value, in this secondary category on the abstract. (3-30-07)

20. Secondary Category 20 - Residential Lots or Acreages. Land used for residential purposes and inside city limits. (3-30-07)

a. Secondary Category 20 - Vacant Residential Lots Or Acreages. Vacant land used for residential purposes and inside city limits. (3-30-07)

b. Secondary Category 20 - Improved Residential Lots Or Acreages. Land with improvements, including exempt improvements, used for residential purposes on that land and inside city limits. Also use this category for urban homesites when the remaining acreage qualifies as actively devoted to agriculture under Section 63-604, Idaho Code, or has been designated forestland under Chapter 17, Title 63, Idaho Code. (4-2-08)

21. Secondary Category 21 - Commercial Lots or Acreages. Land used for commercial purposes and inside city limits. (3-30-07)

a. Secondary Category 21 - Vacant Commercial Lots Or Acreages. Vacant land used for commercial purposes and inside city limits. (3-30-07)

b. Secondary Category 21 - Improved Commercial Lots Or Acreages. Land with improvements, including exempt improvements, used for commercial purposes on that land and inside city limits. (3-30-07)

22. Secondary Category 22 - Industrial Lots or Acreages. Land used for industrial purposes and inside city limits. (3-30-07)

a. Secondary Category 22 - Vacant Industrial Lots Or Acreages. Vacant land used for industrial purposes and inside city limits. (3-30-07)

b. Secondary Category 22 - Improved Industrial Lots Or Acreages. Land with improvements, including exempt improvements, used for industrial purposes on that land and inside city limits. (3-30-07)

23. Secondary Category 25 - Common Area Vacant Land. Common area vacant land not included in individual property assessments. (3-30-07)

24. Secondary Category 45 - Utility System Vacant Land. Vacant land used for locally assessed utility systems not under the jurisdiction of the Tax Commission for appraisal. (3-30-07)

25. Secondary Category 57 - Equities In Vacant Land Purchased From the State. For identification purposes under Section 63-211, Idaho Code, vacant land purchased from the state under contract. (3-30-07)

26. Secondary Category 81 - Exempt Land. Category 81 is for county use to keep an inventory, including acreage, of exempt land. (3-30-07)

27. Cross Reference. For descriptions of secondary categories used to list values for improvements, see Rule 511 of these rules, or used to list property values other than that for land or improvements, see Rule 512 of these rules. For the descriptions of primary categories and the assignment of secondary categories therein, see Subsections 130.02 through 130.06 of these rules. (3-30-07)

511. SECONDARY CATEGORIES FOR IMPROVEMENTS - LISTING AND REPORTING (RULE 511). Section 63-509, Idaho Code. County assessors will use the following secondary categories to list improved property values on the valuation assessment notice under Sections 63-301 and 63-308, Idaho Code, and to report improved property values to the Tax Commission on the abstracts under Section 63-509, Idaho Code, and Rule 509 of these rules. For all of the above listed functions, assign all appropriate secondary improvement categories to parcels of property put to multiple uses. (4-2-08)

01. Secondary Category 25 - Common Area Land and Improvements. Common area land and improvements on that land not included in individual property assessments. (3-30-07)

02. Secondary Category 26 - Residential Condominiums. Land and improvements included in individual assessments of condominiums or townhouses and used for residential purposes. (3-30-07)

03. Secondary Category 27 - Commercial or Industrial Condominiums. Land and improvements included in individual assessments of condominiums and used for commercial or industrial purposes. (3-30-07)

04. Secondary Category 30 - Improvements. Improvements, other than residential, located on secondary category 20. (3-30-07)

05. Secondary Category 31 - Improvements. Improvements used for residential purposes and located

on secondary category 10.

(3-30-07)

06. Secondary Category 32 - Improvements. Improvements, other than residential, located on secondary categories 1 through 12 and 15. (3-30-07)

07. Secondary Category 33 - Improvements. Improvements used in conjunction with recreation but not associated with homesites and located on secondary category 11. (3-30-07)

08. Secondary Category 34 - Improvements. Improvements used for residential purposes and located on secondary category 12. (3-30-07)

09. Secondary Category 35 - Improvements. Improvements used for commercial purposes and located on secondary category 13. (3-30-07)

10. Secondary Category 36 - Improvements. Improvements used for industrial purposes and located on secondary category 14. (3-30-07)

11. Secondary Category 37 - Improvements. Improvements used for residential purposes and located on secondary category 15. (3-30-07)

12. Secondary Category 38 - Improvements. Improvements used for commercial purposes and located on secondary category 16. (3-30-07)

13. Secondary Category 39 - Improvements. Improvements used for industrial purposes and located on secondary category 17. (3-30-07)

14. Secondary Category 40 - Improvements. Improvements located on secondary category 18. (3-30-07)

15. Secondary Category 41 - Improvements. Improvements used for residential purposes and located on secondary category 20. (3-30-07)

16. Secondary Category 42 - Improvements. Improvements used for commercial purposes and located on secondary category 21. (3-30-07)

17. Secondary Category 43 - Improvements. Improvements used for industrial purposes and located on secondary category 22. (3-30-07)

18. Secondary Category 44. Not presently used. (4-4-13)

19. Secondary Category 45 - Utility System Land and Improvements. Locally assessed land and improvements used as utility systems and not under the jurisdiction of the Tax Commission for appraisal. (3-30-07)

20. Secondary Category 46 - Manufactured Housing. Structures transportable in one (1) or more sections, built on a permanent chassis, for use with or without permanent foundation located on land under the same ownership as the manufactured home but assessed separate from the land. Include any manufactured home located on land under the same ownership as the manufactured home on which a statement of intent to declare as real property has been filed but becomes effective the following year. (3-30-07)

21. Secondary Category 47 - Improvements to Manufactured Housing. Additions not typically moved with manufactured housing. (3-30-07)

22. Secondary Category 48 - Manufactured Housing. Manufactured housing permanently affixed to land under the same ownership as the manufactured home and on which a statement of intent to declare as real property has been filed and has become effective. (3-30-07)

23. Secondary Category 49 - Manufactured Housing. Manufactured housing permanently affixed to

leased land and on which a statement of intent to declare as real property has been filed and has become effective.
(3-30-07)

24. Secondary Category 50 - Residential Improvements on Leased Land. Improvements used for residential purposes and located on leased land, including railroad rights-of-way under separate ownership, exempt land, or any other land under different ownership than the improvements. (4-4-13)

25. Secondary Category 51 - Commercial or Industrial Improvements on Leased Land. Improvements used for commercial or industrial purposes and located on leased land, including railroad rights-of-way under separate ownership, exempt land, or any other land under different ownership than the improvements. (4-4-13)

26. Secondary Category 57 - Equities in Land With Improvements Purchased From the State. Land with the improvements on that land that are purchased from the state under contract. (3-30-07)

27. Secondary Category 60. Not presently used. (4-4-13)

28. Secondary Category 61. Not presently used. (4-4-13)

29. Secondary Category 62. Not presently used. (4-4-13)

30. Secondary Category 65 - Manufactured Housing. Manufactured housing not designated real property and located on exempt, rented or leased land under separate ownership. Include any manufactured home located on exempt, rented or leased land on which a statement of intent to declare as real property has been filed but becomes effective the following year. (3-30-07)

31. Secondary Category 69 - Recreational Vehicles. Unlicensed recreational vehicles. (3-30-07)

32. Secondary Category 81 - Exempt Improvements. Category 81 is for county use to keep an inventory of exempt improvements. (3-30-07)

33. Cross Reference. For descriptions of secondary categories used to list land values, see Rule 510 of these rules, or used to list property values other than that for land or improvements, see Rule 512 of these rules. For the descriptions of primary categories and the assignment of secondary categories therein, see Subsections 130.02 through 130.06 of these rules. (3-30-07)

School District 1 – Adjustment Report
April 3, 2023

The figures for Adjustment1 and value of Outliers for ADA County are in the table following this sheet.

NOTE: ADJUSTMENTS ONLY TO ADA COUNTY
PORTION OF SCHOOL DISTRICT 1.

There were NO SALES in School District 1 in Boise County.
Boise County assessment roll data in School District 1 contains non-
studied categories or exempt properties.
There are NO ADJUSTMENTS to the values of the categories in
Boise County.

These are the steps used for ADA County included in School District #1 for 2022:

If there are no sales in a particular category no adjustment will be given

If the Value of the Outliers is GREATER THAN \$0 for a category:

1. *Abstract Assessed Value for Abstract Category* **minus** value of Outliers= *Preliminary Assessed Value(1) for Abstract Category*
2. *Preliminary Assessed Value(1) for Abstract Category* **divided by** Adjustment1 = *Preliminary Assessed Value(2) for Abstract Category*
3. *Preliminary Assessed Value(2) for Abstract Category* **plus** value of Outliers = *Final Adjusted Assessed Value for Abstract Category (ADA COUNTY)*

If the Value of the Outliers is EQUAL TO \$0 for a category:

1. *Abstract Assessed Value for Abstract Category* **divided by** Adjustment1 = *Final Assessed Value for Abstract Category (ADA COUNTY)*

FINAL STEP:

Final Adjusted Assessed Value for Abstract Category (ADA COUNTY)
plus
Assessed Value for Abstract Category (BOISE COUNTY)
equals

***Final Adjusted Assessed Value for Abstract Category for BOISE
INDEPENDENT School District #1***

School District 1 – Adjustment Report
April 3, 2023

ADA COUNTY

Abstract Category	Adjustment1	Value of Outliers
11	0.906382	\$0
12	1.000000	\$0
13	0.961207	\$0
14	0.886240	\$0
15	1.000000	\$0
16	0.827313	\$0
17	0.819801	\$0
18	1.000000	\$18,202,200
20	1.000000	\$0
21	0.917748	\$0
22	0.939609	\$0
26	1.000000	\$6,014,700
27	0.903269	\$0
33	0.956498	\$0
34	1.000000	\$2,727,400
35	0.960331	\$0
36	0.973123	\$0
37	1.000000	\$0
38	0.878221	\$0
39	0.894294	\$0
40	1.000000	\$0
41	1.000000	\$0
42	0.962924	\$0
43	0.963646	\$219,340,100
46	1.000000	\$0
48	1.000000	\$0
50	1.000000	\$0
51	0.964611	\$0
65	1.000000	\$0

School District 1 - 2022 - Commercial Properties Analysis

Commercial Properties

Total AV	\$11,482,306,400
Average AV	\$1,663,138
Standard Deviation of AV	\$5,328,914

Commercial Value Group Statistics

Value Group	(Sold and Unsold) Average Assessed Value	(Sold and Unsold) Stdev of Assessed Value	Weighted Mean Sales Ratio	Stdev (Ratio)	Lower 90% Cl around the Weighted Mean Ratio	Upper 90% Cl around the Weighted Mean Ratio	Sales Counts from Current Ratio Study Data files	Sales - Outliers: Value, Z-Score of 3 or more	Sales - Outliers: Ratio, Z-Score of 3 or more	Total Sales Used by Value Group
1	\$436,989	\$363,196	79.06%	24.86%	72.48%	85.64%	57	0	0	57
2	\$2,272,593	\$648,116	81.43%	25.10%	65.30%	97.55%	16	0	0	16
3	\$5,453,809	\$1,285,317	93.28%	16.15%	75.54%	111.02%	5	0	0	5
4	\$13,595,096	\$4,060,033					2	0	2	0
5	\$47,882,996	\$32,784,599					0	1	0	0
								0	0	0
Total Sales Available							80	1	2	78

Value Group	(Sold and Unsold) Parcel Count from data file	(Sold and Unsold) Total AV from data file	(Sold and Unsold) Adjusted Total AV from data file with Outlier (VG)	(Sold and Unsold) 3 SD +/- OUTLIER, Adjusted Total AV from data file without Outliers
1	5,257	\$2,297,251,400	\$2,905,706,299	\$2,905,706,299
2	1,009	\$2,293,046,600	\$2,293,046,600	\$2,293,046,600
3	421	\$2,296,053,400	\$2,296,053,400	\$2,296,053,400
4	169	\$2,297,571,200	\$2,297,571,200	\$2,297,571,200
5	48	\$2,298,383,800	\$2,298,383,800	\$2,298,383,800
		\$4,590,298,000	\$5,198,752,899	\$5,198,752,899

<== AV adjusted by Weighted Mean Sales Ratio
 <== No adjustment to AV, Value Group is in compliance.
 <== No adjustment to AV, Value Group is in compliance.
 <== No adjustment to AV, Value Group is in compliance.
 <== No adjustment to AV, Value Group is in compliance.

A valid ratio study must contain at least five (5) sales.

See Combined (row 20).

POPULATION (Sold and Unsold) Outlier Review - Based on Value

Value Group	# >3 SD	# >4 SD	# >5 SD	# >6 SD	# >7 SD	# >8 SD
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	1	1	1	0	0	0
\$ AV of Outliers	\$219,340,100	\$219,340,100	\$219,340,100	\$0	\$0	\$0

Value Group	# >9 SD	# >10 SD	# >15 SD	Value of Outliers with Std. Score >= 3
1	0	0	0	\$0
2	0	0	0	\$0
3	0	0	0	\$0
4	0	0	0	\$0
5	0	0	0	\$219,340,100
\$ AV of Outliers	\$0	\$0	\$0	\$219,340,100

School District 1 - 2022 - Commercial Properties Analysis

Commercial

POPULATION (Sold and Unsold) Statistics

Average Assessed Value	Stdev of Assessed Value	Weighted Mean Sales Ratio	Stdev (Ratio)	Lower 90% CI around the Weighted Mean Ratio	Upper 90% CI around the Weighted Mean Ratio	Sales Counts from Current Ratio Study Data files	Sales that are Value Outliers, Z-Score of 3 or more	Sales that are Ratio Outliers, Z-Score of 3 or more
\$1,663,138	\$5,328,914	83.28%	24.61%	76.25%	90.31%	80		2
						Sales Used		78
Parcel Count	Total AV							
6,904	\$11,482,306,400							
# >3 SD	# >4 SD	# >5 SD	# >6 SD	# >7 SD	# >8 SD			
76	55	38	29	25	20			
\$ AV of Outliers	\$2,882,269,900	\$2,463,686,800	\$2,036,636,200	\$1,759,752,300	\$1,615,448,300	\$1,408,439,900		
						Value of Outliers with Std. Score >= 3		
\$ AV of Outliers	\$1,079,469,000	\$815,367,000	\$536,236,400	\$346,055,800	\$219,340,100	\$219,340,100		

Commercial Properties

Sales

Categories in Ratio Study	Abstract Category	Total AV	Average AV	Standard Deviation AV	Sales Count	Sales Count of Value Outlier Removed used in Value Group Studies	Sales Count after Value Outlier Removed used in Value Group Studies	Sales Count of Value Group Outlier Removed - Count used in Population Study	Sales Count after Value Group Outlier Removed Count used in Population Study
17	17	\$0	#DIV/0!	\$0	0	0	0	0	0
21	21	\$7,416,500	\$674,227	\$345,768	11	0	11	0	11
22	22	\$1,122,400	\$561,200	\$92,034	2	0	2	0	2
27	27	\$3,844,800	\$384,480	\$140,700	10	0	10	0	10
1638	38	\$0	#DIV/0!	\$0	0	0	0	0	0
2142	42	\$74,180,500	\$1,373,713	\$1,221,620	56	0	56	2	54
2243	43	\$4,247,700	\$4,247,700	\$480,957	1	1	0	0	1
		\$0	#DIV/0!	\$0	0	0	0	0	0
		\$0	#DIV/0!	\$0	0	0	0	0	0
		\$0	#DIV/0!	\$0	80	1	79	2	78

Categories in Ratio Study	Total AV from Sales	Sales - Value Group 1 Only Count	From Sales data file Total AV	Sales - Value Group 2 Only Count	From Sales data file Total AV	Sales - Value Group 3 Only Count	From Sales data file Total AV	Sales - Value Group 4 Only Count	From Sales data file Total AV	Sales - Value Group 5 Only Count	From Sales data file Total AV
17	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
21	\$7,416,500	8	\$2,302,000	3	\$5,114,500	0	\$0	0	\$0	0	\$0
22	\$1,122,400	2	\$1,122,400	0	\$0	0	\$0	0	\$0	0	\$0
27	\$3,844,800	10	\$3,844,800	0	\$0	0	\$0	0	\$0	0	\$0
1638	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
2142	\$74,180,500	37	\$26,398,900	13	\$28,181,500	4	\$19,600,100	0	\$0	0	\$0
2243	\$4,247,700	0	\$0	0	\$0	1	\$4,247,700	0	\$0	0	\$0
	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
	\$0	57		16		5		0		0	

School District 1 - 2022 - Commercial Properties Analysis

Commercial Properties

POPULATION (Sold and Unsold) Distribution

Abstract Category	Total AV	Category in Value Group 1 as % of Population, based on Value	Category in Value Group 2 as % of Population, based on Value	Category in Value Group 3 as % of Population, based on Value	Category in Value Group 4 as % of Population, based on Value	Category in Value Group 5 as % of Population, based on Value
11	\$9,198,500	0.0312%	0.0489%	0.0000%	0.0000%	0.0000%
13	\$17,624,700	0.0234%	0.0071%	0.0185%	0.1045%	0.0000%
14	\$7,610,800	0.0321%	0.0071%	0.0270%	0.0000%	0.0000%
15	\$4,042,500	0.0277%	0.0075%	0.0000%	0.0000%	0.0000%
17	\$14,040,700	0.1015%	0.0208%	0.0000%	0.0000%	0.0000%
21	\$2,584,110,400	7.6152%	5.2383%	4.1466%	3.6481%	1.8569%
22	\$389,885,100	0.8240%	0.7715%	0.8128%	0.7499%	0.2374%
27	\$503,981,500	1.7747%	0.5719%	1.0929%	0.2581%	0.6917%
33	\$11,663,500	0.0174%	0.0841%	0.0000%	0.0000%	0.0000%
35	\$10,284,000	0.0140%	0.0505%	0.0251%	0.0000%	0.0000%
36	\$11,664,100	0.0106%	0.0332%	0.0578%	0.0000%	0.0000%
38	\$7,974,400	0.0364%	0.0331%	0.0000%	0.0000%	0.0000%
39	\$23,125,100	0.0899%	0.1115%	0.0000%	0.0000%	0.0000%
42	\$6,743,655,000	8.5377%	11.0394%	11.1796%	13.2672%	14.7070%
43	\$1,050,727,900	0.7592%	1.6758%	2.3746%	1.8175%	2.5237%
51	\$92,718,200	0.1118%	0.2697%	0.2615%	0.1645%	0.0000%

Abstract Category	Divisor	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 1 - Commercial Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 2 - Commercial Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 3 - Commercial Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 4 - Commercial Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 5 - Commercial Property
11	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
13	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
14	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
15	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
17	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
21	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
22	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
27	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
33	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
35	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
36	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
38	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
39	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
42	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
43	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000
51	0.7906	0.7906	1.0000	1.0000	1.0000	1.0000

School District 1 - 2022 - Commercial Properties Analysis

Commercial Properties POPULATION (Sold and Unsold) AV

Only those categories affected by ratio study results are shown.

Abstract Category	Total AV (Value Outliers Removed)	AV attributed to VG 1	Value of Outliers in Value Group 1	AV attributed to VG 2	Value of Outliers in Value Group 2	AV attributed to VG 3	Value of Outliers in Value Group 3	AV attributed to VG 4	Value of Outliers in Value Group 4	AV attributed to VG 5	Value of Outliers in Value Group 5	Total Value of Value Group Outliers
11	\$9,198,500	\$3,587,100	\$0	\$5,611,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$17,624,700	\$2,685,600	\$0	\$811,100	\$0	\$2,125,700	\$0	\$12,002,300	\$0	\$0	\$0	\$0
14	\$7,610,800	\$3,688,500	\$0	\$819,400	\$0	\$3,102,900	\$0	\$0	\$0	\$0	\$0	\$0
16	\$4,042,500	\$3,185,800	\$0	\$856,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$14,040,700	\$11,652,300	\$0	\$2,388,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	\$2,584,110,400	\$874,403,500	\$0	\$601,475,800	\$0	\$476,126,200	\$0	\$418,885,300	\$0	\$213,219,600	\$0	\$0
22	\$389,885,100	\$94,511,800	\$0	\$88,585,300	\$0	\$93,330,600	\$0	\$86,100,900	\$0	\$27,256,500	\$0	\$0
27	\$503,981,500	\$203,770,900	\$0	\$65,665,000	\$0	\$125,491,600	\$0	\$29,630,400	\$0	\$79,423,600	\$0	\$0
33	\$11,663,500	\$2,002,800	\$0	\$9,660,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
35	\$10,284,000	\$1,603,900	\$0	\$5,795,000	\$0	\$2,885,100	\$0	\$0	\$0	\$0	\$0	\$0
36	\$11,664,100	\$1,216,300	\$0	\$3,812,500	\$0	\$6,635,300	\$0	\$0	\$0	\$0	\$0	\$0
38	\$7,974,400	\$4,174,900	\$0	\$3,799,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
39	\$23,125,100	\$10,320,100	\$0	\$12,805,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
42	\$6,743,655,000	\$980,327,300	\$0	\$1,267,573,300	\$0	\$1,283,675,100	\$0	\$1,523,378,600	\$0	\$1,688,700,700	\$0	\$0
43	\$612,047,700	\$87,177,800	\$0	\$192,421,900	\$0	\$272,654,300	\$0	\$208,690,500	\$0	\$70,443,300	\$219,340,100	\$219,340,100
51	\$92,718,200	\$12,842,800	\$0	\$30,965,600	\$0	\$30,026,600	\$0	\$18,883,200	\$0	\$0	\$0	\$0
Total AV**	\$11,043,626,200	\$2,297,251,400	\$0	\$2,293,046,600	\$0	\$2,296,053,400	\$0	\$2,297,571,200	\$0	\$2,079,043,700	\$219,340,100	\$219,340,100
** Value of Outliers Removed		\$2,297,251,400		\$2,293,046,600		\$2,296,053,400		\$2,297,571,200		\$2,298,383,800		

Abstract Category	Adjusted Total AV	Adjusted AV for VG 1	Value of Outliers - VG 1	Adjusted AV for VG 2	Value of Outliers - VG 2	Adjusted AV for VG 3	Value of Outliers - VG 3	Adjusted AV for VG 4	Value of Outliers - VG 4	Adjusted AV for VG 5	Value of Outliers - VG 5	Total Value of Value Group Outliers
11	\$10,148,587	\$4,537,187	\$0	\$5,611,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$18,336,014	\$3,396,914	\$0	\$811,100	\$0	\$2,125,700	\$0	\$12,002,300	\$0	\$0	\$0	\$0
14	\$8,587,744	\$4,665,444	\$0	\$819,400	\$0	\$3,102,900	\$0	\$0	\$0	\$0	\$0	\$0
16	\$4,886,298	\$4,029,598	\$0	\$856,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$17,126,953	\$14,738,553	\$0	\$2,388,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	\$2,815,706,774	\$1,105,999,874	\$0	\$601,475,800	\$0	\$476,126,200	\$0	\$418,885,300	\$0	\$213,219,600	\$0	\$0
22	\$414,944,183	\$119,670,883	\$0	\$88,585,300	\$0	\$93,330,600	\$0	\$86,100,900	\$0	\$27,256,500	\$0	\$0
27	\$557,952,695	\$257,742,095	\$0	\$65,665,000	\$0	\$125,491,600	\$0	\$29,630,400	\$0	\$79,423,600	\$0	\$0
33	\$12,193,966	\$2,533,266	\$0	\$9,660,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
35	\$10,708,812	\$2,028,712	\$0	\$5,795,000	\$0	\$2,885,100	\$0	\$0	\$0	\$0	\$0	\$0
36	\$11,986,252	\$1,538,452	\$0	\$3,812,500	\$0	\$6,635,300	\$0	\$0	\$0	\$0	\$0	\$0
38	\$9,080,173	\$5,280,673	\$0	\$3,799,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
39	\$25,858,504	\$13,053,504	\$0	\$12,805,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
42	\$7,003,306,577	\$1,239,978,877	\$0	\$1,267,573,300	\$0	\$1,283,675,100	\$0	\$1,523,378,600	\$0	\$1,688,700,700	\$0	\$0
43	\$635,137,798	\$110,267,898	\$0	\$192,421,900	\$0	\$272,654,300	\$0	\$208,690,500	\$0	\$70,443,300	\$219,340,100	\$219,340,100
51	\$96,119,771	\$16,244,371	\$0	\$30,965,600	\$0	\$30,026,600	\$0	\$18,883,200	\$0	\$0	\$0	\$0
		\$2,905,706,299		\$2,293,046,600		\$2,296,053,400		\$2,297,571,200		\$2,079,043,700	\$219,340,100	
Adjusted Total AV	\$11,652,081,099	\$2,905,706,299		\$2,293,046,600		\$2,296,053,400		\$2,297,571,200		\$2,298,383,800		\$219,340,100
AV of Value Outliers	\$219,340,100											

Estimated Adjusted Total AV, including Outliers	\$11,871,421,199
---	------------------

School District 1 - 2022 - Commercial Properties Analysis

Commercial Properties

Abstract Category	Adjustment1	Value of Outliers
11	0.906382	\$0
13	0.951207	\$0
14	0.886240	\$0
16	0.827313	\$0
17	0.819801	\$0
21	0.917748	\$0
22	0.939609	\$0
27	0.903269	\$0
33	0.956498	\$0
35	0.980331	\$0
36	0.973123	\$0
38	0.878221	\$0
39	0.894294	\$0
42	0.962924	\$0
43	0.963646	\$219,340,100
51	0.964611	\$0

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	TIME PERIOD STUDIED																																																																																																																																																											
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2022 Assessed Values	Assessment Date:	From:	To:																																																																																																																																																										
		01/01/2022	10/01/2021	09/30/2022																																																																																																																																																										
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.																																																																																																																																																													
<div><div><table><tr><th colspan="2">SAMPLE STATISTICS</th></tr><tr><td>Sample size (n)</td><td>78</td></tr><tr><td>Total Assessed Value</td><td>\$90,811,900</td></tr><tr><td>Total Adjusted Sales Price</td><td>\$109,043,180</td></tr><tr><td>Mean Assessed Value</td><td>\$1,164,255</td></tr><tr><td>Mean Adjusted Sales Price</td><td>\$1,397,989</td></tr><tr><td>Standard Deviation AV</td><td>\$1,195,595</td></tr><tr><td>Standard Deviation SP</td><td>\$1,433,721</td></tr><tr><td>Median Assessed Value</td><td>\$696,350</td></tr><tr><td>Median Sales Price</td><td>\$893,818</td></tr><tr><th colspan="2">ASSESSMENT LEVEL</th></tr><tr><td>Arithmetic Mean Ratio</td><td>85.03%</td></tr><tr><td>Median Ratio</td><td>90.64%</td></tr><tr><td>Weighted Mean Ratio</td><td>83.28%</td></tr><tr><td>Geometric Mean Ratio</td><td>80.83%</td></tr><tr><th colspan="2">UNIFORMITY</th></tr><tr><td>Lowest Ratio</td><td>29.55%</td></tr><tr><td>Highest Ratio</td><td>139.49%</td></tr><tr><td>Coefficient of Dispersion</td><td>21.58%</td></tr><tr><td>Standard Deviation</td><td>24.61%</td></tr><tr><td>Coefficient of Variation</td><td>28.94%</td></tr><tr><td>Price-Related Bias</td><td>0.0288</td></tr><tr><td>Price-Related Differential</td><td>1.02</td></tr><tr><th colspan="2">RELIABILITY</th></tr><tr><td>90% Confidence Intervals:</td><td>Lower Upper</td></tr><tr><td>Around the Mean</td><td>80.45% 89.61%</td></tr><tr><td>Around the Median</td><td>85.65% 93.08%</td></tr><tr><td>Around the Weighted Mean</td><td>76.25% 90.31%</td></tr><tr><td>Around the COD</td><td>17.39% 26.65%</td></tr><tr><td>Around the PRB</td><td>-0.0179 0.0755</td></tr><tr><td>Probability True Mean 90-110</td><td>3.67%</td></tr><tr><td>80% Confidence Intervals:</td><td>Lower Upper</td></tr><tr><td>Around the Mean</td><td>81.46% 88.60%</td></tr><tr><td>Around the Median</td><td>86.03% 92.66%</td></tr><tr><td>Around the Weighted Mean</td><td>77.80% 88.76%</td></tr><tr><th colspan="2">NORMALITY Test Results:</th><td colspan="3">Normal</td></tr><tr><td>Chi Square Test</td><td colspan="4">N/A</td></tr><tr><td>Binomial Test</td><td colspan="4">Normal</td></tr><tr><td colspan="5">i.e., Insufficient evidence of Non-Normality</td></tr><tr><td>Mann-Whitney Test</td><td>0.6958</td><td>Count</td><td>Category</td><td>Description</td></tr><tr><td>Significance of Value Related Inequity - Weak</td><td></td><td>11</td><td>21</td><td>Unimproved Urban Com Lot/Acre</td></tr><tr><td>D'Agostino-Pearson</td><td>Normal</td><td>2</td><td>22</td><td>Unimproved Urban Ind Lot/Acre</td></tr><tr><td>Shapiro-Wilk W</td><td>N/A</td><td>10</td><td>27</td><td>Com Condominiums</td></tr><tr><td>Kurtosis (2 - 5) = 2.73</td><td>Acceptable</td><td>54</td><td>2142</td><td>Improved Urban Com</td></tr><tr><td>Skew (-0.5 - 1) = -0.33</td><td>Acceptable</td><td>1</td><td>2243</td><td>Improved Urban Ind</td></tr><tr><td>COD Standard</td><td>Maximum</td><td colspan="3"></td></tr><tr><td>See Secondary Category(ies) Section</td><td>20.00%</td><td colspan="3"></td></tr></table></div><div><table><tr><th>Level:</th><th colspan="2">Compliance Met?</th></tr><tr><td>90% Confidence Interval:</td><td><input checked="" type="checkbox"/> YES</td><td><input type="checkbox"/> NO</td></tr><tr><td>80% Confidence Interval:</td><td><input checked="" type="checkbox"/> YES</td><td><input type="checkbox"/> NO</td></tr><tr><td>Uniformity:</td><td colspan="2">COD Standards met? N/A</td></tr><tr><td></td><td colspan="2">COD: Poor</td></tr><tr><td></td><td colspan="2">COV: Poor</td></tr><tr><td></td><td colspan="2">PRD: No Observed Bias</td></tr><tr><td>PRB:</td><td colspan="2">Meets IAAO Standard, No Significant Bias</td></tr></table><p>COMMENTS:</p><p>Value Group:</p><p>COMMERCIAL POPULATION</p></div></div>					SAMPLE STATISTICS		Sample size (n)	78	Total Assessed Value	\$90,811,900	Total Adjusted Sales Price	\$109,043,180	Mean Assessed Value	\$1,164,255	Mean Adjusted Sales Price	\$1,397,989	Standard Deviation AV	\$1,195,595	Standard Deviation SP	\$1,433,721	Median Assessed Value	\$696,350	Median Sales Price	\$893,818	ASSESSMENT LEVEL		Arithmetic Mean Ratio	85.03%	Median Ratio	90.64%	Weighted Mean Ratio	83.28%	Geometric Mean Ratio	80.83%	UNIFORMITY		Lowest Ratio	29.55%	Highest Ratio	139.49%	Coefficient of Dispersion	21.58%	Standard Deviation	24.61%	Coefficient of Variation	28.94%	Price-Related Bias	0.0288	Price-Related Differential	1.02	RELIABILITY		90% Confidence Intervals:	Lower Upper	Around the Mean	80.45% 89.61%	Around the Median	85.65% 93.08%	Around the Weighted Mean	76.25% 90.31%	Around the COD	17.39% 26.65%	Around the PRB	-0.0179 0.0755	Probability True Mean 90-110	3.67%	80% Confidence Intervals:	Lower Upper	Around the Mean	81.46% 88.60%	Around the Median	86.03% 92.66%	Around the Weighted Mean	77.80% 88.76%	NORMALITY Test Results:		Normal			Chi Square Test	N/A				Binomial Test	Normal				i.e., Insufficient evidence of Non-Normality					Mann-Whitney Test	0.6958	Count	Category	Description	Significance of Value Related Inequity - Weak		11	21	Unimproved Urban Com Lot/Acre	D'Agostino-Pearson	Normal	2	22	Unimproved Urban Ind Lot/Acre	Shapiro-Wilk W	N/A	10	27	Com Condominiums	Kurtosis (2 - 5) = 2.73	Acceptable	54	2142	Improved Urban Com	Skew (-0.5 - 1) = -0.33	Acceptable	1	2243	Improved Urban Ind	COD Standard	Maximum				See Secondary Category(ies) Section	20.00%				Level:	Compliance Met?		90% Confidence Interval:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	80% Confidence Interval:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Uniformity:	COD Standards met? N/A			COD: Poor			COV: Poor			PRD: No Observed Bias		PRB:	Meets IAAO Standard, No Significant Bias	
SAMPLE STATISTICS																																																																																																																																																														
Sample size (n)	78																																																																																																																																																													
Total Assessed Value	\$90,811,900																																																																																																																																																													
Total Adjusted Sales Price	\$109,043,180																																																																																																																																																													
Mean Assessed Value	\$1,164,255																																																																																																																																																													
Mean Adjusted Sales Price	\$1,397,989																																																																																																																																																													
Standard Deviation AV	\$1,195,595																																																																																																																																																													
Standard Deviation SP	\$1,433,721																																																																																																																																																													
Median Assessed Value	\$696,350																																																																																																																																																													
Median Sales Price	\$893,818																																																																																																																																																													
ASSESSMENT LEVEL																																																																																																																																																														
Arithmetic Mean Ratio	85.03%																																																																																																																																																													
Median Ratio	90.64%																																																																																																																																																													
Weighted Mean Ratio	83.28%																																																																																																																																																													
Geometric Mean Ratio	80.83%																																																																																																																																																													
UNIFORMITY																																																																																																																																																														
Lowest Ratio	29.55%																																																																																																																																																													
Highest Ratio	139.49%																																																																																																																																																													
Coefficient of Dispersion	21.58%																																																																																																																																																													
Standard Deviation	24.61%																																																																																																																																																													
Coefficient of Variation	28.94%																																																																																																																																																													
Price-Related Bias	0.0288																																																																																																																																																													
Price-Related Differential	1.02																																																																																																																																																													
RELIABILITY																																																																																																																																																														
90% Confidence Intervals:	Lower Upper																																																																																																																																																													
Around the Mean	80.45% 89.61%																																																																																																																																																													
Around the Median	85.65% 93.08%																																																																																																																																																													
Around the Weighted Mean	76.25% 90.31%																																																																																																																																																													
Around the COD	17.39% 26.65%																																																																																																																																																													
Around the PRB	-0.0179 0.0755																																																																																																																																																													
Probability True Mean 90-110	3.67%																																																																																																																																																													
80% Confidence Intervals:	Lower Upper																																																																																																																																																													
Around the Mean	81.46% 88.60%																																																																																																																																																													
Around the Median	86.03% 92.66%																																																																																																																																																													
Around the Weighted Mean	77.80% 88.76%																																																																																																																																																													
NORMALITY Test Results:		Normal																																																																																																																																																												
Chi Square Test	N/A																																																																																																																																																													
Binomial Test	Normal																																																																																																																																																													
i.e., Insufficient evidence of Non-Normality																																																																																																																																																														
Mann-Whitney Test	0.6958	Count	Category	Description																																																																																																																																																										
Significance of Value Related Inequity - Weak		11	21	Unimproved Urban Com Lot/Acre																																																																																																																																																										
D'Agostino-Pearson	Normal	2	22	Unimproved Urban Ind Lot/Acre																																																																																																																																																										
Shapiro-Wilk W	N/A	10	27	Com Condominiums																																																																																																																																																										
Kurtosis (2 - 5) = 2.73	Acceptable	54	2142	Improved Urban Com																																																																																																																																																										
Skew (-0.5 - 1) = -0.33	Acceptable	1	2243	Improved Urban Ind																																																																																																																																																										
COD Standard	Maximum																																																																																																																																																													
See Secondary Category(ies) Section	20.00%																																																																																																																																																													
Level:	Compliance Met?																																																																																																																																																													
90% Confidence Interval:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO																																																																																																																																																												
80% Confidence Interval:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO																																																																																																																																																												
Uniformity:	COD Standards met? N/A																																																																																																																																																													
	COD: Poor																																																																																																																																																													
	COV: Poor																																																																																																																																																													
	PRD: No Observed Bias																																																																																																																																																													
PRB:	Meets IAAO Standard, No Significant Bias																																																																																																																																																													
No data 'lost' to trim.																																																																																																																																																														
Outliers Reviewed using Std. Score 3 Std Dev.																																																																																																																																																														
Below 0.112 (0 sales) and Above 1.5886 (0 sales)																																																																																																																																																														
Secondary Category(ies) with sales																																																																																																																																																														
Count Category Description																																																																																																																																																														
11 21 Unimproved Urban Com Lot/Acre																																																																																																																																																														
2 22 Unimproved Urban Ind Lot/Acre																																																																																																																																																														
10 27 Com Condominiums																																																																																																																																																														
54 2142 Improved Urban Com																																																																																																																																																														
1 2243 Improved Urban Ind																																																																																																																																																														
COD Standard Maximum																																																																																																																																																														
See Secondary Category(ies) Section 20.00%																																																																																																																																																														

PRELIMINARY

FINAL

Date	Analyst
4/3/2023	Jase Cundick

PRB is inconclusive

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1

Time Adjustment Review

Time Adjustment APPLIED: 0.00%

NONE Time

	Original	Residual
Quarterly GeoMean	0.73%	0.73%
Quarterly Averages	1.56%	1.56%
Quarterly Medians	1.64%	1.64%
Slope Results	0.37%	0.37%

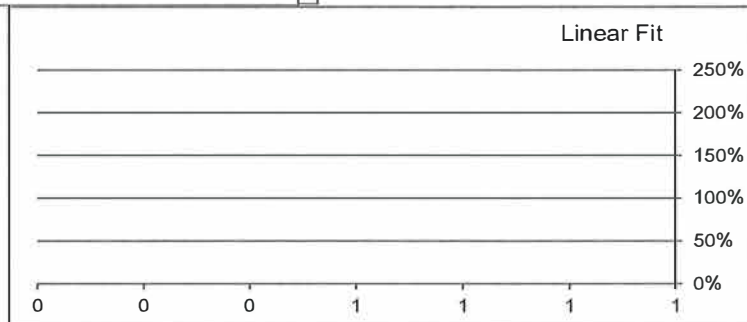
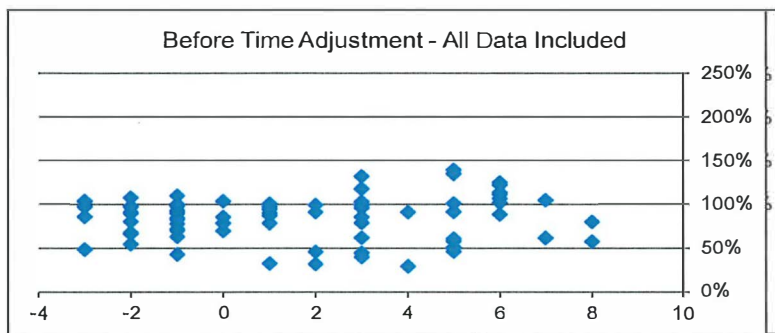
Sales Ratios (Before)	Counts	Average	Median
1st 3 Mos.	31	85.64%	91.29%
2nd 3 Mos.	15	79.17%	87.27%
3rd 3 Mos.	21	81.68%	85.92%
4th 3 Mos.	11	97.69%	104.79%

Combined Categories

Category	Sales Count	
21	11	Unimproved Urban Com Lot/Acre
22	2	Unimproved Urban Ind Lot/Acre
27	10	Com Condominiums
2142	54	Improved Urban Com
2243	1	Improved Urban Ind

Time analysis was based on sales.

BEFORE



Sales Ratios (After)	Counts	Average	Median
1st 3 Mos.	31	85.64%	91.29%
2nd 3 Mos.	15	79.17%	87.27%
3rd 3 Mos.	21	81.68%	85.92%
4th 3 Mos.	11	97.69%	104.79%

No Outliers Found

AFTER

Time Adjustment Considered,

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Active Sales List	Parcel Number	Category	Sale Date	2022 Assessed		Sale Price	Adj. Sales Price	Adj. Ratio
				Value				
	1 S1013223215		2142 05/16/2022	274,200		927,933	927,933	29.550%
	2 R8191500372		2142 03/28/2022	257,700		803,632	803,632	32.070%
	3 R1013003246		21 02/28/2022	2,049,000		6,309,142	6,309,142	32.480%
	4 R5443670035		21 04/29/2022	322,000		801,803	801,803	40.160%
	5 R2734521441		21 12/23/2021	154,000		357,841	357,841	43.040%
	6 S1124417350		22 04/30/2022	422,500		946,560	946,560	44.640%
	7 R1343000046		2142 03/01/2022	579,600		1,262,220	1,262,220	45.920%
	8 R3482200072		2142 06/13/2022	1,263,300		2,715,196	2,715,196	46.530%
	9 R3616960022		27 10/18/2021	617,600		1,264,975	1,264,975	48.820%
	10 R7334150876		2142 06/08/2022	179,300		356,804	356,804	50.250%
	11 R4207270100		27 06/10/2022	233,000		455,905	455,905	51.110%
	12 R0387250120		2142 11/05/2021	337,700		615,138	615,138	54.900%
	13 S1036212486		2142 09/30/2022	923,100		1,594,663	1,594,663	57.890%
	14 R9480090100		21 06/01/2022	105,200		181,538	181,538	57.950%
	15 R2243320112		21 06/14/2022	79,300		130,351	130,351	60.840%
	16 R2024300340		2142 08/01/2022	422,500		682,442	682,442	61.910%
	17 R2734521613		2142 04/18/2022	482,000		774,725	774,725	62.220%
	18 S1006346695		2142 12/08/2021	3,461,200		5,459,705	5,459,705	63.400%
	19 R3220000226		2243 11/17/2021	4,247,700		6,376,020	6,376,020	66.620%
	20 S1018110034		2142 11/09/2021	626,800		921,208	921,208	68.040%
	21 R2734522191		21 01/27/2022	1,525,000		2,182,359	2,182,359	69.880%
	22 R1573670426		2142 12/22/2021	1,884,900		2,677,638	2,677,638	70.390%
	23 R1013008471		2142 12/03/2021	456,600		633,286	633,286	72.100%
	24 R7851270010		2142 12/10/2021	906,700		1,161,625	1,161,625	78.050%
	25 R8511280320		27 01/17/2022	390,100		496,203	496,203	78.620%
	26 R2734520461		2142 02/23/2022	747,100		949,670	949,670	78.670%
	27 R3271240050		27 04/15/2022	635,000		802,199	802,199	79.160%
	28 S0629314837		2142 09/08/2022	1,561,200		1,944,624	1,944,624	80.280%
	29 R1013002651		2142 11/05/2021	794,600		985,839	985,839	80.600%
	30 R2734530860		2142 12/20/2021	689,700		834,666	834,666	82.630%
	31 R9323500900		2142 12/21/2021	2,124,200		2,512,955	2,512,955	84.530%
	32 R1093150030		2142 01/24/2022	846,300		989,009	989,009	85.570%
	33 R2734531468		2142 04/11/2022	749,900		872,822	872,822	85.920%
	34 R7777807041		2142 10/29/2021	278,700		323,861	323,861	86.060%
	35 R6532210080		2142 02/01/2022	365,400		418,688	418,688	87.270%
	36 R3610320030		27 07/25/2022	196,100		221,268	221,268	88.630%
	37 R1013007032		2142 12/06/2021	621,700		693,185	693,185	89.690%
	38 R2734501802		2142 11/29/2021	692,800		771,415	771,415	89.810%
	39 R8992000747		2142 02/22/2022	974,000		1,080,765	1,080,765	90.120%
	40 R7070300200		27 05/26/2022	429,000		470,601	470,601	91.160%
	41 R7070300060		27 03/04/2022	366,900		402,292	402,292	91.200%
	42 R1241960160		2142 11/30/2021	680,700		745,671	745,671	91.290%
	43 R2734502105		2142 06/08/2022	1,099,300		1,198,468	1,198,468	91.730%
	44 R9322200015		2142 12/17/2021	1,297,300		1,409,739	1,409,739	92.020%
	45 R8048700120		21 12/08/2021	1,540,500		1,663,364	1,663,364	92.610%
	46 R1580320785		2142 12/20/2021	2,521,900		2,715,077	2,715,077	92.890%
	47 R5538910060		2142 12/30/2021	1,458,000		1,565,502	1,565,502	93.130%
	48 R7777817315		2142 02/04/2022	864,700		914,814	914,814	94.520%
	49 R8448760090		27 04/14/2022	436,200		453,651	453,651	96.150%
	50 R4702000161		2142 11/01/2021	798,500		821,480	821,480	97.200%
	51 R2243320080		2142 02/23/2022	1,607,000		1,650,986	1,650,986	97.340%
	52 R8220280880		27 10/01/2021	149,900		153,802	153,802	97.460%
	53 R1055420180		2142 11/10/2021	2,910,000		2,977,159	2,977,159	97.740%
	54 R8191507404		2142 11/18/2021	1,320,000		1,345,989	1,345,989	98.070%
	55 R1343830200		21 12/29/2021	527,200		535,002	535,002	98.540%
	56 S0630417420		2142 12/10/2021	1,950,000		1,969,625	1,969,625	99.000%
	57 R9316222503		2142 04/01/2022	5,920,100		5,964,146	5,964,146	99.260%
	58 R1013002466		2142 03/02/2022	1,009,000		1,014,034	1,014,034	99.500%
	59 R0540150125		2142 12/20/2021	590,300		588,687	588,687	100.270%
	60 R2940720010		27 02/28/2022	391,000		388,544	388,544	100.630%
	61 R1242000051		21 06/09/2022	119,700		118,252	118,252	101.220%
	62 R2320000112		2142 07/29/2022	4,710,100		4,621,833	4,621,833	101.910%
	63 R2336001921		2142 04/29/2022	562,700		546,236	546,236	103.010%
	64 R2320000134		2142 01/07/2022	4,656,100		4,487,691	4,487,691	103.750%
	65 R3720250030		21 10/08/2021	294,600		283,735	283,735	103.830%
	66 R1731650120		2142 10/15/2021	527,500		506,526	506,526	104.140%
	67 S1008211315		2142 08/08/2022	4,313,800		4,116,521	4,116,521	104.790%
	68 R2320000062		2142 07/29/2022	2,374,800		2,223,958	2,223,958	106.780%
	69 R7715170040		2142 11/17/2021	526,400		487,640	487,640	107.950%
	70 R8207250160		2142 12/17/2021	609,000		553,837	553,837	109.960%
	71 R6635310205		2142 07/05/2022	457,500		410,409	410,409	111.470%
	72 R2734530170		2142 07/19/2022	1,413,000		1,244,673	1,244,673	113.520%
	73 S0629120725		21 04/12/2022	700,000		593,362	593,362	117.970%

EOB00130_04-05-2023

Boise Independent #1 - See Secondary Category(ies) Section below for details.

74 R2320000102	2142	07/29/2022	2,374,800	1,941,842	1,941,842	122.300%
75 R2320000081	2142	07/29/2022	2,462,800	1,968,026	1,968,026	125.140%
76 R7100510700	2142	04/25/2022	1,490,700	1,129,009	1,129,009	132.040%
77 R8036870200	2142	06/23/2022	1,173,300	869,368	869,368	134.960%
78 S1112336122	22	06/21/2022	699,900	501,751	501,751	139.490%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	TIME PERIOD STUDIED	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2022 Assessed Values	Assessment Date:	From:	To:
		01/01/2022	10/01/2021	09/30/2022
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.			
<div><div><div>SAMPLE STATISTICS</div><div><div>Sample size (n)</div><div>57</div></div><div><div>Total Assessed Value</div><div>\$33,668,100</div></div><div><div>Total Adjusted Sales Price</div><div>\$42,585,998</div></div><div><div>Mean Assessed Value</div><div>\$590,668</div></div><div><div>Mean Adjusted Sales Price</div><div>\$747,123</div></div><div><div>Standard Deviation AV</div><div>\$328,959</div></div><div><div>Standard Deviation SP</div><div>\$436,421</div></div><div><div>Median Assessed Value</div><div>\$562,700</div></div><div><div>Median Sales Price</div><div>\$693,185</div></div><div>ASSESSMENT LEVEL</div><div><div>Arithmetic Mean Ratio</div><div>82.39%</div></div><div><div>Median Ratio</div><div>88.63%</div></div><div><div>Weighted Mean Ratio</div><div>79.06%</div></div><div><div>Geometric Mean Ratio</div><div>78.09%</div></div><div>UNIFORMITY</div><div><div>Lowest Ratio</div><div>29.55%</div></div><div><div>Highest Ratio</div><div>139.49%</div></div><div><div>Coefficient of Dispersion</div><div>22.64%</div></div><div><div>Standard Deviation</div><div>24.86%</div></div><div><div>Coefficient of Variation</div><div>30.17%</div></div><div><div>Price-Related Bias</div><div>0.0247</div></div><div><div>Price-Related Differential</div><div>1.04</div></div><div>RELIABILITY</div><div><div>90% Confidence Intervals:</div><div><div>Lower</div><div>Upper</div></div><div><div>Around the Mean</div><div>76.97%</div><div>87.80%</div></div><div><div>Around the Median</div><div>80.27%</div><div>91.39%</div></div><div><div>Around the Weighted Mean</div><div>72.48%</div><div>85.64%</div></div><div><div>Around the COD</div><div>17.80%</div><div>29.80%</div></div><div><div>Around the PRB</div><div>-0.0583</div><div>0.1078</div></div><div><div>Probability True Mean 90-110</div><div>1.02%</div></div><div><div>80% Confidence Intervals:</div><div><div>Lower</div><div>Upper</div></div><div><div>Around the Mean</div><div>78.17%</div><div>86.61%</div></div><div><div>Around the Median</div><div>83.06%</div><div>91.20%</div></div><div><div>Around the Weighted Mean</div><div>73.93%</div><div>84.19%</div></div><div>NORMALITY Test Results:</div><div><div>Chi Square Test</div><div>N/A</div></div><div><div>Binomial Test</div><div>Normal</div></div><div><div>i.e., Insufficient evidence of Non-Normality</div></div><div><div>Mann-Whitney Test</div><div>-2.1736</div></div><div><div>Significance of Value Related Inequity - Strong</div></div><div><div>D'Agostino-Pearson</div><div>Normal</div></div><div><div>Shapiro-Wilk W</div><div>N/A</div></div><div><div>Kurtosis (2 - 5) = 2.59</div><div>Acceptable</div></div><div><div>Skew (-0.5 - 1) = -0.23</div><div>Acceptable</div></div><div>COD Standard</div><div>Maximum</div><div>See Secondary Category(ies) Section</div><div>20.00%</div></div></div><div><div><div>Count</div><div>16</div></div><div><div>Ratio</div><div>0.117</div><div>0.23</div><div>0.35</div><div>0.469</div><div>0.58</div><div>0.704</div><div>0.82</div><div>0.939</div><div>1.05</div><div>1.173</div><div>1.291</div><div>1.40</div><div>1.526</div><div>1.643</div><div>1.760</div><div>1.878</div><div>1.995</div><div>2.112</div><div>2.23</div><div>2.347</div><div>2.464</div></div><div><div>Observed</div><div>Target</div></div></div></div><div><div>Compliance Checks:</div><div><div>Level:</div><div>90% Confidence Interval:</div><div>80% Confidence Interval:</div><div>Uniformity:</div><div>COD Standards met?</div><div>COD:</div><div>COV:</div><div>PRD:</div><div>PRB:</div><div>Compliance Met?</div><div>YES</div><div>YES</div><div>N/A</div><div>Poor</div><div>Very Poor</div><div>Favors High Priced</div><div>Meets IAAO Standard, No Significant Bias</div><div>YES</div><div>NO</div><div>NO</div></div></div><div><div>COMMENTS:</div><div>Value Group:</div><div>COMMERCIAL VALUE GROUP 1</div><div>No data 'lost' to trim.</div><div>Outliers TRIMMED using IQR - Outer Fence @ 3.0</div><div>Below 0 (0 sales) and Above 2.121 (0 sales)</div><div>Secondary Category(ies) with sales</div><div><div>Count</div><div>Category</div><div>Description</div><div>8</div><div>21</div><div>Unimproved Urban Com Lot/Acre</div><div>2</div><div>22</div><div>Unimproved Urban Ind Lot/Acre</div><div>10</div><div>27</div><div>Com Condominiums</div><div>37</div><div>2142</div><div>Improved Urban Com</div></div></div></div>				

PRELIMINARY

FINAL

PRB is inconclusive

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1

Time Adjustment Review

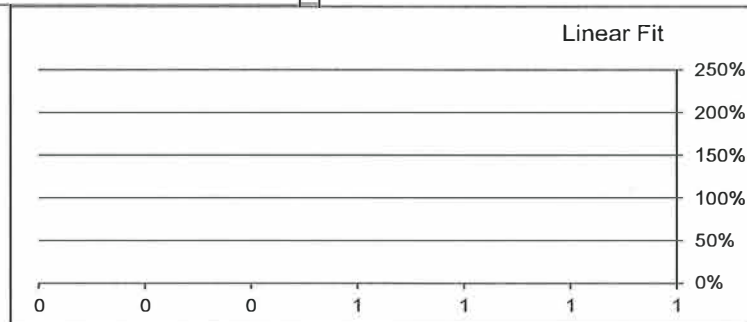
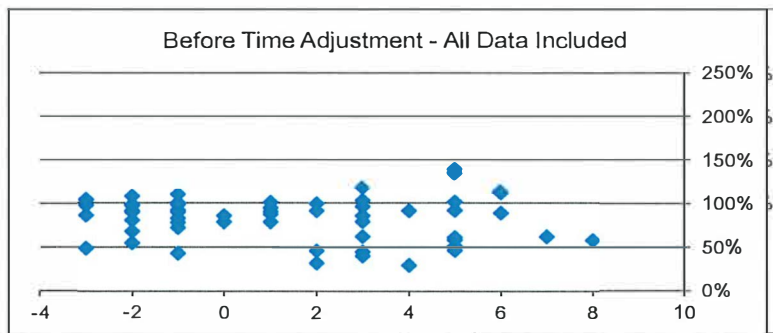
Time Adjustment APPLIED: 0.00%

NONE Time	Original	Residual		
Quarterly GeoMean	0.60%	0.60%		
Quarterly Averages	0.07%	0.07%		
Quarterly Medians	-0.24%	-0.24%		
Slope Results	-1.10%	-1.10%		
Sales Ratios (Before)	Counts	Average	Median	
1st 3 Mos.	22	86.11%	90.55%	
2nd 3 Mos.	11	80.37%	87.27%	
3rd 3 Mos.	19	78.11%	79.16%	
4th 3 Mos.	5	86.68%	88.63%	

Combined Categories		
Category	Sales Count	
21	8	Unimproved Urban Com Lot/Acre
22	2	Unimproved Urban Ind Lot/Acre
27	10	Com Condominiums
2142	37	Improved Urban Com

Time analysis was based on sales.

BEFORE



Sales Ratios (After)	Counts	Average	Median	
1st 3 Mos.	22	86.11%	90.55%	
2nd 3 Mos.	11	80.37%	87.27%	
3rd 3 Mos.	19	78.11%	79.16%	
4th 3 Mos.	5	86.68%	88.63%	

No Outliers Found

AFTER

Time Adjustment Considered,

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Active Sales List	Parcel Number	Category	Sale Date	2022 Assessed		Sale Price	Adj. Sales Price	Adj. Ratio
				Value				
	1 S1013223215		2142 05/16/2022	274,200		927,933	927,933	29.550%
	2 R8191500372		2142 03/28/2022	257,700		803,632	803,632	32.070%
	3 R5443670035		21 04/29/2022	322,000		801,803	801,803	40.160%
	4 R2734521441		21 12/23/2021	154,000		357,841	357,841	43.040%
	5 S1124417350		22 04/30/2022	422,500		946,560	946,560	44.640%
	6 R1343000046		2142 03/01/2022	579,600		1,262,220	1,262,220	45.920%
	7 R3482200072		2142 06/13/2022	1,263,300		2,715,196	2,715,196	46.530%
	8 R3616960022		27 10/18/2021	617,600		1,264,975	1,264,975	48.820%
	9 R7334150876		2142 06/08/2022	179,300		356,804	356,804	50.250%
	10 R4207270100		27 06/10/2022	233,000		455,905	455,905	51.110%
	11 R0387250120		2142 11/05/2021	337,700		615,138	615,138	54.900%
	12 S1036212486		2142 09/30/2022	923,100		1,594,663	1,594,663	57.890%
	13 R9480090100		21 06/01/2022	105,200		181,538	181,538	57.950%
	14 R2243320112		21 06/14/2022	79,300		130,351	130,351	60.840%
	15 R2024300340		2142 08/01/2022	422,500		682,442	682,442	61.910%
	16 R2734521613		2142 04/18/2022	482,000		774,725	774,725	62.220%
	17 S1018110034		2142 11/09/2022	626,800		921,208	921,208	68.040%
	18 R1013008471		2142 12/03/2021	456,600		633,286	633,286	72.100%
	19 R7851270010		2142 12/10/2021	906,700		1,161,625	1,161,625	78.050%
	20 R8511280320		27 01/17/2022	390,100		496,203	496,203	78.620%
	21 R2734520461		2142 02/23/2022	747,100		949,670	949,670	78.670%
	22 R3271240050		27 04/15/2022	635,000		802,199	802,199	79.160%
	23 R1013002651		2142 11/05/2021	794,600		985,839	985,839	80.600%
	24 R2734530860		2142 12/20/2021	689,700		834,666	834,666	82.630%
	25 R1093150030		2142 01/24/2022	846,300		989,009	989,009	85.570%
	26 R2734531468		2142 04/11/2022	749,900		872,822	872,822	85.920%
	27 R7777807041		2142 10/29/2021	278,700		323,861	323,861	86.060%
	28 R6532210080		2142 02/01/2022	365,400		418,688	418,688	87.270%
	29 R3610320030		27 07/25/2022	196,100		221,268	221,268	88.630%
	30 R1013007032		2142 12/06/2021	621,700		693,185	693,185	89.690%
	31 R2734501802		2142 11/29/2021	692,800		771,415	771,415	89.810%
	32 R8992000747		2142 02/22/2022	974,000		1,080,765	1,080,765	90.120%
	33 R7070300200		27 05/26/2022	429,000		470,601	470,601	91.160%
	34 R7070300060		27 03/04/2022	366,900		402,292	402,292	91.200%
	35 R1241960160		2142 11/30/2021	680,700		745,671	745,671	91.290%
	36 R2734502105		2142 06/08/2022	1,099,300		1,198,468	1,198,468	91.730%
	37 R9322200015		2142 12/17/2021	1,297,300		1,409,739	1,409,739	92.020%
	38 R7777817315		2142 02/04/2022	864,700		914,814	914,814	94.520%
	39 R8448760090		27 04/14/2022	436,200		453,651	453,651	96.150%
	40 R4702000161		2142 11/01/2021	798,500		821,480	821,480	97.200%
	41 R8220280880		27 10/01/2021	149,900		153,802	153,802	97.460%
	42 R8191507404		2142 11/18/2021	1,320,000		1,345,989	1,345,989	98.070%
	43 R1343830200		21 12/29/2021	527,200		535,002	535,002	98.540%
	44 R1013002466		2142 03/02/2022	1,009,000		1,014,034	1,014,034	99.500%
	45 R0540150125		2142 12/20/2021	590,300		588,687	588,687	100.270%
	46 R2940720010		27 02/28/2022	391,000		388,544	388,544	100.630%
	47 R1242000051		21 06/09/2022	119,700		118,252	118,252	101.220%
	48 R2336001921		2142 04/29/2022	562,700		546,236	546,236	103.010%
	49 R3720250030		21 10/08/2021	294,600		283,735	283,735	103.830%
	50 R1731650120		2142 10/15/2021	527,500		506,526	506,526	104.140%
	51 R7715170040		2142 11/17/2021	526,400		487,640	487,640	107.950%
	52 R8207250160		2142 12/17/2021	609,000		553,837	553,837	109.960%
	53 R6635310205		2142 07/05/2022	457,500		410,409	410,409	111.470%
	54 R2734530170		2142 07/19/2022	1,413,000		1,244,673	1,244,673	113.520%
	55 S0629120725		21 04/12/2022	700,000		593,362	593,362	117.970%
	56 R8036870200		2142 06/23/2022	1,173,300		869,368	869,368	134.960%
	57 S1112336122		22 06/21/2022	699,900		501,751	501,751	139.490%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	TIME PERIOD STUDIED	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2022 Assessed Values	Assessment Date:	From:	To:
		01/01/2022	10/01/2021	09/30/2022
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.			
<div><div>SAMPLE STATISTICS</div><div><div>Sample size (n)</div><div>16</div></div><div><div>Total Assessed Value</div><div>\$33,296,000</div></div><div><div>Total Adjusted Sales Price</div><div>\$40,890,971</div></div><div><div>Mean Assessed Value</div><div>\$2,081,000</div></div><div><div>Mean Adjusted Sales Price</div><div>\$2,555,686</div></div><div><div>Standard Deviation AV</div><div>\$577,132</div></div><div><div>Standard Deviation SP</div><div>\$1,391,894</div></div><div><div>Median Assessed Value</div><div>\$1,999,500</div></div><div><div>Median Sales Price</div><div>\$2,075,992</div></div><div>ASSESSMENT LEVEL</div><div><div>Arithmetic Mean Ratio</div><div>91.25%</div></div><div><div>Median Ratio</div><div>93.01%</div></div><div><div>Weighted Mean Ratio</div><div>81.43%</div></div><div><div>Geometric Mean Ratio</div><div>87.21%</div></div><div>UNIFORMITY</div><div><div>Lowest Ratio</div><div>32.48%</div></div><div><div>Highest Ratio</div><div>132.04%</div></div><div><div>Coefficient of Dispersion</div><div>19.69%</div></div><div><div>Standard Deviation</div><div>25.10%</div></div><div><div>Coefficient of Variation</div><div>27.51%</div></div><div><div>Price-Related Bias</div><div>-0.3206</div></div><div><div>Price-Related Differential</div><div>1.12</div></div><div>RELIABILITY</div><div><div>90% Confidence Intervals:</div><div><div>Lower</div><div>Upper</div></div><div><div>Around the Mean</div><div>80.24%</div><div>102.25%</div></div><div><div>Around the Median</div><div>81.02%</div><div>98.78%</div></div><div><div>Around the Weighted Mean</div><div>65.30%</div><div>97.55%</div></div><div><div>Around the COD</div><div>12.77%</div><div>36.08%</div></div><div><div>Around the PRB</div><div>-0.5787</div><div>-0.0624</div></div><div><div>Probability True Mean 90-110</div><div>57.27%</div></div><div><div>80% Confidence Intervals:</div><div><div>Lower</div><div>Upper</div></div><div><div>Around the Mean</div><div>82.83%</div><div>99.66%</div></div><div><div>Around the Median</div><div>84.21%</div><div>97.84%</div></div><div><div>Around the Weighted Mean</div><div>69.63%</div><div>93.22%</div></div><div>NORMALITY Test Results:</div><div><div>Normal</div></div><div><div>Chi Square Test</div><div>N/A</div></div><div><div>Binomial Test</div><div>Normal</div></div><div><div>i.e., Insufficient evidence of Non-Normality</div></div><div><div>Mann-Whitney Test</div><div>N/A</div></div><div><div>Unable to Calculate</div></div><div><div>D'Agostino-Pearson</div><div>Normal</div></div><div><div>Shapiro-Wilk W</div><div>Normal</div></div><div><div>Kurtosis (1 - 6) = 3.23</div><div>Acceptable</div></div><div><div>Skew (-1 - 1.5) = -0.45</div><div>Acceptable</div></div><div><div>COD Standard</div><div>Maximum</div></div><div><div>See Secondary Category(ies) Section</div><div>20.00%</div></div></div></div></div>		<div><div>Count</div><div>7</div></div> <div><div>Ratio</div><div>0.100</div><div>0.20</div><div>0.30</div><div>0.400</div><div>0.50</div><div>0.600</div><div>0.70</div><div>0.800</div><div>0.90</div><div>1.000</div><div>1.100</div><div>1.20</div><div>1.300</div><div>1.400</div><div>1.500</div><div>1.600</div><div>1.700</div><div>1.800</div><div>1.90</div><div>2.000</div><div>2.100</div></div> <div><div>Observed</div><div>Target</div></div> <div><div>Compliance Checks:</div><div><div>Level:</div><div>90% Confidence Interval:</div><div>80% Confidence Interval:</div><div>Uniformity:</div></div><div><div>Compliance Met?</div><div><div>YES</div><div>NO</div></div><div><div>YES</div><div>NO</div></div><div><div>COD Standards met?</div><div>N/A</div></div><div><div>COD:</div><div>Somewhat Poor</div></div><div><div>COV:</div><div>Poor</div></div><div><div>PRD:</div><div>Favors High Priced</div></div><div><div>PRB:</div><div>Some Bias towards High Priced</div></div></div><div><div>COMMENTS:</div><div><div>Value Group:</div><div>COMMERCIAL VALUE GROUP 2</div></div><div><div>No data 'lost' to trim.</div></div><div><div>Outliers TRIMMED using IQR - Outer Fence @ 3.0</div><div>Below 0 (0 sales) and Above 2.009 (0 sales)</div></div><div><div>Secondary Category(ies) with sales</div><div><div>Count</div><div>Category</div><div>Description</div></div><div><div>3</div><div>21</div><div>Unimproved Urban Com Lot/Acre</div></div><div><div>13</div><div>2142</div><div>Improved Urban Com</div></div></div></div></div>		

PRELIMINARY

FINAL

Date	Analyst
4/3/2023	Jase Cundick

COV/COD	
Expected	125%
Observed	140%

May be a Non-Representative Sample
Price Related Bias Exists
PRB is SIGNIFICANT @ 90%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1

Time Adjustment Review

Time Adjustment APPLIED: 0.00%

NONE Time

	Original	Residual
Quarterly GeoMean	1.09%	1.09%
Quarterly Averages	2.81%	2.81%
Quarterly Medians	2.61%	2.61%
Slope Results	3.47%	3.47%

Sales Ratios (Before)

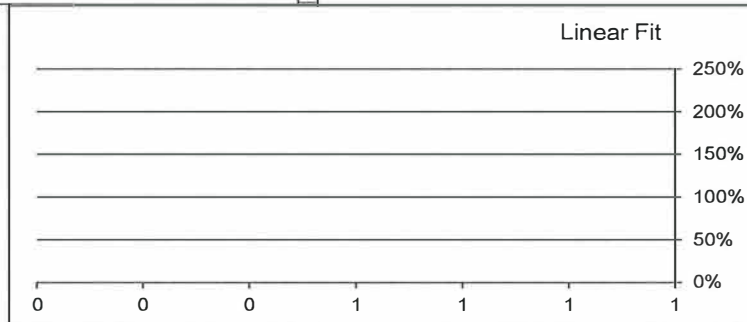
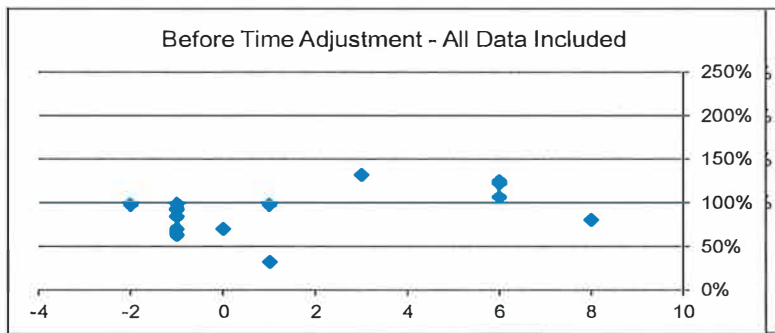
	Counts	Average	Median
1st 3 Mos.	8	86.71%	92.75%
2nd 3 Mos.	3	66.56%	69.88%
3rd 3 Mos.	1	132.04%	132.04%
4th 3 Mos.	4	108.63%	114.54%

Combined Categories

Category	Sales Count	
21	3	Unimproved Urban Com Lot/Acre
2142	13	Improved Urban Com

Time analysis was based on sales.

BEFORE



Sales Ratios (After)

	Counts	Average	Median
1st 3 Mos.	8	86.71%	92.75%
2nd 3 Mos.	3	66.56%	69.88%
3rd 3 Mos.	1	132.04%	132.04%
4th 3 Mos.	4	108.63%	114.54%

No Outliers Found

AFTER

Time Adjustment Considered,

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Active Sales List	Parcel Number	Category	Sale Date	2022 Assessed		Sale Price	Adj. Sales Price	Adj. Ratio
				Value				
1	R1013003246	21	02/28/2022	2,049,000		6,309,142	6,309,142	32.480%
2	S1006346695	2142	12/08/2021	3,461,200		5,459,705	5,459,705	63.400%
3	R2734522191	21	01/27/2022	1,525,000		2,182,359	2,182,359	69.880%
4	R1573670426	2142	12/22/2021	1,884,900		2,677,638	2,677,638	70.390%
5	S0629314837	2142	09/08/2022	1,561,200		1,944,624	1,944,624	80.280%
6	R9323500900	2142	12/21/2021	2,124,200		2,512,955	2,512,955	84.530%
7	R8048700120	21	12/08/2021	1,540,500		1,663,364	1,663,364	92.610%
8	R1580320785	2142	12/20/2021	2,521,900		2,715,077	2,715,077	92.890%
9	R5538910060	2142	12/30/2021	1,458,000		1,565,502	1,565,502	93.130%
10	R2243320080	2142	02/23/2022	1,607,000		1,650,986	1,650,986	97.340%
11	R1055420180	2142	11/10/2021	2,910,000		2,977,159	2,977,159	97.740%
12	S0630417420	2142	12/10/2021	1,950,000		1,969,625	1,969,625	99.000%
13	R2320000062	2142	07/29/2022	2,374,800		2,223,958	2,223,958	106.780%
14	R2320000102	2142	07/29/2022	2,374,800		1,941,842	1,941,842	122.300%
15	R2320000081	2142	07/29/2022	2,462,800		1,968,026	1,968,026	125.140%
16	R7100510700	2142	04/25/2022	1,490,700		1,129,009	1,129,009	132.040%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Improved Urban Com	TIME PERIOD STUDIED	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2022 Assessed Values	Assessment Date:	From:	To:
		01/01/2022	10/01/2021	09/30/2022
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.			

SAMPLE STATISTICS		
Sample size (n)	5	
Total Assessed Value	\$23,847,800	
Total Adjusted Sales Price	\$25,566,211	
Mean Assessed Value	\$4,769,560	
Mean Adjusted Sales Price	\$5,113,242	
Standard Deviation AV	\$674,575	
Standard Deviation SP	\$993,088	
Median Assessed Value	\$4,656,100	
Median Sales Price	\$4,621,833	
ASSESSMENT LEVEL		
Arithmetic Mean Ratio	95.27%	
Median Ratio	101.91%	
Weighted Mean Ratio	93.28%	
Geometric Mean Ratio	93.97%	
UNIFORMITY		
Lowest Ratio	66.62%	
Highest Ratio	104.79%	
Coefficient of Dispersion	11.24%	
Standard Deviation	16.15%	
Coefficient of Variation	16.95%	
Price-Related Bias	-0.3631	T-Score: -0.8716
Price-Related Differential	1.02	
RELIABILITY		
90% Confidence Intervals:	Lower	Upper
Around the Mean	79.87%	110.67%
Around the Median	70.54%	104.67%
Around the Weighted Mean	75.54%	111.02%
Around the COD	2.35%	69.36%
Around the PRB	-1.4340	0.7079
Probability True Mean 90-110	69.08%	
80% Confidence Intervals:	Lower	Upper
Around the Mean	84.22%	106.32%
Around the Median	80.98%	104.33%
Around the Weighted Mean	82.61%	103.95%
NORMALITY Test Results: Normal		
Chi Square Test	N/A	
Binomial Test	Normal	
i.e., Insufficient evidence of Non-Normality		
Mann-Whitney Test	N/A	
Unable to Calculate		
D'Agostino-Pearson	Normal	
Shapiro-Wilk W	Non-Normal	
Kurtosis (1 - 6) = 3.16	Acceptable	
Skew (-1.5 - 1.5) = -1.44	Acceptable	
COD Standard	Maximum	
See Secondary Category(ies) Section	20.00%	

Compliance Checks:			
Level:	Compliance Met?		
90% Confidence Interval:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
80% Confidence Interval:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Uniformity:	COD Standards met? N/A		
	COD:	Very Good	
	COV:	Good	
	PRD:	No Observed Bias	
PRB:	Meets IAAO Standard, No Significant Bias		
COMMENTS:			
Value Group: COMMERCIAL VALUE GROUP 3			
No data 'lost' to trim.			
Outliers Reviewed using Std. Score 3 Std Dev.			
Below 0.4681 (0 sales) and Above 1.4372 (0 sales)			
Secondary Category(ies) with sales			
Count	Category	Description	
4	2142	Improved Urban Com	
1	2243	Improved Urban Ind	

PRELIMINARY

FINAL

Date	Analyst
4/3/2023	Jase Cundick

COV/COD	
Expected	125%
Observed	151%

May be a Non-Representative Sample

PRB is inconclusive

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1

Time Adjustment Review

NONE Time

Quarterly GeoMean

Quarterly Averages

Quarterly Medians

Slope Results

Original

Residual

1.10%

6.13%

6.13%

3.44%

Sales Ratios (Before)

Counts

Average

Median

1st 3 Mos.

1

66.62%

66.62%

2nd 3 Mos.

1

103.75%

103.75%

3rd 3 Mos.

1

99.26%

99.26%

4th 3 Mos.

2

103.35%

103.35%

Improved Urban Com

Category

Sales Count

2142

4

Improved Urban Com

2243

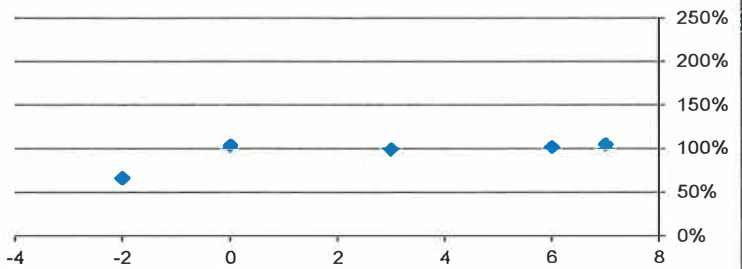
1

Improved Urban Ind

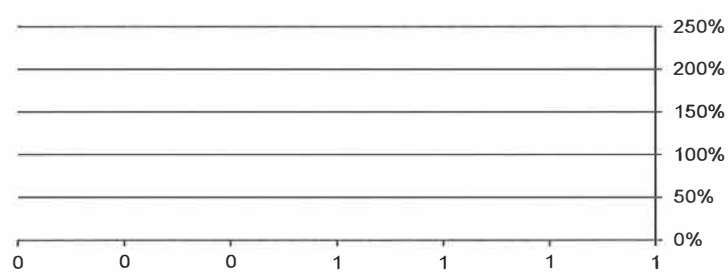
Time analysis was based on sales.

BEFORE

Before Time Adjustment - All Data Included



Linear Fit



Sales Ratios (After)

Counts

Average

Median

1st 3 Mos.

1

66.62%

66.62%

2nd 3 Mos.

1

103.75%

103.75%

3rd 3 Mos.

1

99.26%

99.26%

4th 3 Mos.

2

103.35%

103.35%

No Outliers Found

AFTER

Time Adjustment Considered,

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Active Sales List	Parcel Number	Category	Sale Date	2022 Assessed		Sale Price	Adj. Sales Price	Adj. Ratio
				Value				
1	R3220000226	2243	11/17/2021	4,247,700		6,376,020	6,376,020	66.620%
2	R9316222503	2142	04/01/2022	5,920,100		5,964,146	5,964,146	99.260%
3	R2320000112	2142	07/29/2022	4,710,100		4,621,833	4,621,833	101.910%
4	R2320000134	2142	01/07/2022	4,656,100		4,487,691	4,487,691	103.750%
5	S1008211315	2142	08/08/2022	4,313,800		4,116,521	4,116,521	104.790%

School District 1 - 2022 - Residential Properties Analysis

Residential Properties

Total AV	\$39,456,682,100
Average AV	\$527,700
Standard Deviation of AV	\$324,564

Residential Value Group Statistics

Value Group	(Sold and Unsold) Average Assessed Value	(Sold and Unsold) Stdev of Assessed Value	Weighted Mean Sales Ratio	Stdev (Ratio)	Lower 90% CI around the Weighted Mean Ratio	Upper 90% CI around the Weighted Mean Ratio	Sales Counts from Current Ratio Study Data files	Sales - Outliers: Value, Z-Score of 3 or more	Sales - Outliers: Ratio, Z-Score of 3 or more	Total Sales Used by Value Group
1	\$273,988	\$146,192	95.59%	10.65%	93.99%	95.19%	925	0	10	915
2	\$476,027	\$30,434	96.51%	10.33%	95.86%	97.17%	801	0	11	790
3	\$602,970	\$43,449	97.61%	10.21%	96.94%	98.28%	673	0	6	667
4	\$785,958	\$66,858	98.39%	9.59%	97.68%	99.10%	544	0	6	538
5	\$1,261,997	\$431,347	94.78%	13.75%	93.37%	96.19%	290	4	0	290
Total Sales Available							3,233	4	33	3200

Value Group	(Sold and Unsold) Parcel Count from data file	(Sold and Unsold) Total AV from data file	(Sold and Unsold) Adjusted Total AV from data file with Outlier (VG)	(Sold and Unsold) 3 SD +/- OUTLIER, Adjusted Total AV from data file without Outliers	
1	28,816	\$7,895,235,300	\$7,895,235,300	\$7,895,235,300	<= No adjustment to AV, Value Group is in compliance.
2	16,577	\$7,891,100,700	\$7,891,100,700	\$7,891,100,700	<= No adjustment to AV, Value Group is in compliance.
3	13,087	\$7,891,066,300	\$7,891,066,300	\$7,891,066,300	<= No adjustment to AV, Value Group is in compliance.
4	10,041	\$7,891,800,500	\$7,891,800,500	\$7,891,800,500	<= No adjustment to AV, Value Group is in compliance.
5	6,250	\$7,887,479,300	\$7,887,479,300	\$7,887,479,300	<= No adjustment to AV, Value Group is in compliance.
		\$39,456,682,100	\$39,456,682,100	\$39,088,180,300	

POPULATION (Sold and Unsold) Outlier Review - Based on Value

Value Group	# >3 SD	# >4 SD	# >5 SD	# >6 SD	# >7 SD	# >8 SD
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	113	54	32	13	9	9
\$ AV of Outliers	\$368,501,800	\$205,924,600	\$136,304,900	\$67,759,600	\$51,778,700	\$51,778,700

Value Group	# >9 SD	# >10 SD	# >15 SD	Value of Outliers with Std. Score >= 3
1	0	0	0	\$0
2	0	0	0	\$0
3	0	0	0	\$0
4	0	0	0	\$0
5	5	4	1	\$368,501,800
\$ AV of Outliers	\$32,651,100	\$27,157,600	\$8,952,100	\$368,501,800

School District 1 - 2022 - Residential Properties Analysis

Residential

POPULATION (Sold and Unsold) Statistics

Average Assessed Value	Stdev of Assessed Value	Weighted Mean Sales Ratio	Stdev (Ratio)	Lower 90% CI around the Weighted Mean Ratio	Upper 90% CI around the Weighted Mean Ratio	Sales Counts from Current Ratio Study Data files	Sales that are Value Outliers, Z-Score of 3 or more	Sales that are Ratio Outliers, Z-Score of 3 or more
\$527,700	\$324,564	96.37%	10.64%	95.99%	96.74%	3,233	4	36
						Sales Used		3,197

Parcel Count	Total AV
74,771	\$39,456,682,100

	# >3 SD	# >4 SD	# >5 SD	# >6 SD	# >7 SD	# >8 SD
	1,131	519	244	132	73	42
\$ AV of Outliers	\$2,215,941,800	\$1,212,586,800	\$671,581,200	\$416,301,700	\$260,704,800	\$169,153,100

	# >9 SD	# >10 SD	# >15 SD	# >20 SD	# >30 SD	# >40 SD	Value of Outliers with Std. Score >= 3
	31	15	5	1	0	0	\$2,215,941,800
\$ AV of Outliers	\$132,856,800	\$75,327,200	\$32,651,100	\$8,952,100	\$0	\$0	

School District 1 - 2022 - Residential Properties Analysis

Residential Properties

Sales

Categories in Ratio Study	Abstract Category	Total AV	Average AV	Standard Deviation AV	Sales Count	Sales Count after Value Outlier Removed used in Value Group Studies	Sales Count after Value Group Outlier Removed - Count used in Population Study
12	12	\$420,000	\$420,000	\$7,387	1	0	1
15	15	\$823,300	\$411,650	\$10,492	2	0	2
18	18	\$120,500	\$120,500	\$2,119	2	1	1
20	20	\$9,078,700	\$252,186	\$28,970	36	0	36
26	26	\$64,503,900	\$460,742	\$105,783	140	0	140
46	46	\$0	#DIV/0!	\$0	0	0	0
50	50	\$683,400	\$341,700	\$8,499	2	0	2
65	65	\$0	#DIV/0!	\$0	0	0	0
1234	34	\$6,300,600	\$700,067	\$38,904	9	0	9
1537	37	\$199,489,700	\$699,964	\$207,145	285	0	285
2041	41	\$1,584,595,900	\$579,377	\$298,996	2,738	3	2,735
2046	46	\$1,205,100	\$200,850	\$8,880	6	0	6
2048	48	\$5,004,800	\$312,800	\$22,404	16	0	16
					3,237	4	3,233

Categories in Ratio Study	Total AV from Sales	Sales - Value Group 1 Only Count	From Sales data file Total AV	Sales - Value Group 2 Only Count	From Sales data file Total AV	Sales - Value Group 3 Only Count	From Sales data file Total AV	Sales - Value Group 4 Only Count	From Sales data file Total AV	Sales - Value Group 5 Only Count	From Sales data file Total AV
12	\$420,000	1	\$420,000	0	\$0	0	\$0	0	\$0	0	\$0
15	\$823,300	1	\$319,300	1	\$504,000	0	\$0	0	\$0	0	\$0
18	\$120,500	1	\$120,500	0	\$0	0	\$0	0	\$0	0	\$0
20	\$9,078,700	32	\$7,085,300	3	\$1,456,300	1	\$537,100	0	\$0	0	\$0
26	\$64,503,900	84	\$26,600,100	22	\$10,385,200	14	\$8,438,000	9	\$7,233,100	11	\$11,847,500
46	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
50	\$683,400	2	\$683,400	0	\$0	0	\$0	0	\$0	0	\$0
65	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
1234	\$6,300,600	2	\$804,900	0	\$0	3	\$1,923,100	3	\$2,346,700	1	\$1,225,900
1537	\$199,489,700	9	\$3,560,900	50	\$23,781,400	93	\$56,719,900	94	\$73,576,000	39	\$41,851,500
2041	\$1,584,595,900	772	\$288,611,900	724	\$344,662,000	562	\$339,239,500	438	\$339,616,300	239	\$272,466,200
2046	\$1,205,100	6	\$1,205,100	0	\$0	0	\$0	0	\$0	0	\$0
2048	\$5,004,800	15	\$4,523,700	1	\$481,100	0	\$0	0	\$0	0	\$0
		925		801		673		544		290	

School District 1 - 2022 - Residential Properties Analysis

Residential Properties

POPULATION (Sold and Unsold) Distribution

Abstract Category	Total AV	Category in Value Group 1 as % of Population, based on Value	Category in Value Group 2 as % of Population, based on Value	Category in Value Group 3 as % of Population, based on Value	Category in Value Group 4 as % of Population, based on Value	Category in Value Group 5 as % of Population, based on Value
12	\$89,953,600	0.0443%	0.0405%	0.0541%	0.0292%	0.0599%
15	\$992,876,900	0.2904%	0.4955%	0.7743%	0.6636%	0.2926%
18	\$61,149,000	0.0396%	0.0023%	0.0071%	0.0042%	0.1017%
20	\$12,972,520,400	8.3373%	7.1149%	6.2237%	5.6262%	5.5758%
26	\$918,896,000	1.3671%	0.2979%	0.2912%	0.0907%	0.2819%
34	\$122,384,300	0.0146%	0.0232%	0.0461%	0.0512%	0.1750%
37	\$1,879,286,700	0.3135%	0.8280%	1.2879%	1.5106%	0.8228%
40	\$13,712,800	0.0258%	0.0000%	0.0000%	0.0000%	0.0090%
41	\$22,178,228,900	9.0298%	11.1799%	11.3045%	12.0243%	12.6706%
46	\$24,642,600	0.0607%	0.0003%	0.0015%	0.0000%	0.0000%
48	\$57,845,100	0.1241%	0.0140%	0.0068%	0.0008%	0.0010%
50	\$6,219,600	0.0158%	0.0000%	0.0000%	0.0000%	0.0000%
65	\$129,164,200	0.3274%	0.0000%	0.0000%	0.0000%	0.0000%

Abstract Category	Divisor	Value Group 9 Weight	Value Group 10 Weight	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 1 - Residential Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 2 - Residential Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 3 - Residential Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 4 - Residential Property	Suggested Divisor - Weighted Mean Sales Ratio from Value Group 5 - Residential Property
12	1.0000	0.0004	0.9996	1.0000	1.0000	1.0000	1.0000	1.0000
15	1.0000	0.0029	0.9971	1.0000	1.0000	1.0000	1.0000	1.0000
18	1.0000	0.0004	0.9996	1.0000	1.0000	1.0000	1.0000	1.0000
20	1.0000	0.0834	0.9166	1.0000	1.0000	1.0000	1.0000	1.0000
26	1.0000	0.0137	0.9863	1.0000	1.0000	1.0000	1.0000	1.0000
34	1.0000	0.0001	0.9999	1.0000	1.0000	1.0000	1.0000	1.0000
37	1.0000	0.0031	0.9969	1.0000	1.0000	1.0000	1.0000	1.0000
40	1.0000	0.0003	0.9997	1.0000	1.0000	1.0000	1.0000	1.0000
41	1.0000	0.0903	0.9097	1.0000	1.0000	1.0000	1.0000	1.0000
46	1.0000	0.0006	0.9994	1.0000	1.0000	1.0000	1.0000	1.0000
48	1.0000	0.0012	0.9988	1.0000	1.0000	1.0000	1.0000	1.0000
50	1.0000	0.0002	0.9998	1.0000	1.0000	1.0000	1.0000	1.0000
65	1.0000	0.0033	0.9967	1.0000	1.0000	1.0000	1.0000	1.0000

School District 1 - 2022 - Residential Properties Analysis

Residential Properties POPULATION (Sold and Unsold) AV

Only those categories affected by ratio study results are shown.

Abstract Category	Total AV (Value Outliers Removed)	AV attributed to VG 1	Value of Outliers in Value Group 1	AV attributed to VG 2	Value of Outliers in Value Group 2	AV attributed to VG 3	Value of Outliers in Value Group 3	AV attributed to VG 4	Value of Outliers in Value Group 4	AV attributed to VG 5	Value of Outliers in Value Group 5	Total Value of Value Group Outliers
12	\$89,953,600	\$17,474,800	\$0	\$15,971,800	\$0	\$21,350,300	\$0	\$11,529,300	\$0	\$23,627,400	\$0	\$0
15	\$992,876,900	\$114,575,400	\$0	\$195,493,700	\$0	\$305,519,300	\$0	\$261,841,700	\$0	\$115,446,800	\$0	\$0
18	\$42,946,800	\$15,605,700	\$0	\$918,900	\$0	\$2,819,300	\$0	\$1,664,700	\$0	\$40,140,400	\$18,202,200	\$18,202,200
20	\$12,972,520,400	\$3,289,611,500	\$0	\$2,807,300,900	\$0	\$2,455,665,100	\$0	\$2,219,906,900	\$0	\$2,200,036,000	\$0	\$0
26	\$912,881,300	\$539,425,100	\$0	\$117,552,800	\$0	\$114,897,600	\$0	\$35,783,000	\$0	\$111,237,500	\$6,014,700	\$6,014,700
34	\$119,656,900	\$5,761,600	\$0	\$9,158,700	\$0	\$18,195,500	\$0	\$20,209,100	\$0	\$69,059,400	\$2,727,400	\$2,727,400
37	\$1,879,286,700	\$123,716,300	\$0	\$326,715,400	\$0	\$508,177,200	\$0	\$596,047,700	\$0	\$324,630,100	\$0	\$0
40	\$13,712,800	\$10,178,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,534,500	\$0	\$0
41	\$22,178,228,900	\$3,562,857,500	\$0	\$4,411,226,300	\$0	\$4,460,378,400	\$0	\$4,744,378,800	\$0	\$4,999,387,900	\$0	\$0
46	\$24,642,600	\$23,942,500	\$0	\$100,400	\$0	\$599,700	\$0	\$0	\$0	\$0	\$0	\$0
48	\$57,845,100	\$48,967,000	\$0	\$5,520,100	\$0	\$2,664,200	\$0	\$314,500	\$0	\$379,300	\$0	\$0
50	\$6,219,600	\$6,219,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
65	\$129,164,200	\$129,164,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total AV**	\$39,419,935,800	\$7,887,499,500	\$0	\$7,889,959,000	\$0	\$7,890,266,600	\$0	\$7,891,675,700	\$0	\$7,887,479,300	\$26,944,300	\$26,944,300
** Value of Outliers Removed		\$7,887,499,500		\$7,889,959,000		\$7,890,266,600		\$7,891,675,700		\$7,914,423,600		

Abstract Category	Adjusted Total AV	Adjusted AV for VG 1	Value of Outliers - VG 1	Adjusted AV for VG 2	Value of Outliers - VG 2	Adjusted AV for VG 3	Value of Outliers - VG 3	Adjusted AV for VG 4	Value of Outliers - VG 4	Adjusted AV for VG 5	Value of Outliers - VG 5	Total Value of Value Group Outliers
12	\$89,953,600	\$17,474,800	\$0	\$15,971,800	\$0	\$21,350,300	\$0	\$11,529,300	\$0	\$23,627,400	\$0	\$0
15	\$992,876,900	\$114,575,400	\$0	\$195,493,700	\$0	\$305,519,300	\$0	\$261,841,700	\$0	\$115,446,800	\$0	\$0
18	\$42,946,800	\$15,605,700	\$0	\$918,900	\$0	\$2,819,300	\$0	\$1,664,700	\$0	\$21,938,200	\$18,202,200	\$18,202,200
20	\$12,972,520,400	\$3,289,611,500	\$0	\$2,807,300,900	\$0	\$2,455,665,100	\$0	\$2,219,906,900	\$0	\$2,200,036,000	\$0	\$0
26	\$912,881,300	\$539,425,100	\$0	\$117,552,800	\$0	\$114,897,600	\$0	\$35,783,000	\$0	\$105,222,800	\$6,014,700	\$6,014,700
34	\$119,656,900	\$5,761,600	\$0	\$9,158,700	\$0	\$18,195,500	\$0	\$20,209,100	\$0	\$66,332,000	\$2,727,400	\$2,727,400
37	\$1,879,286,700	\$123,716,300	\$0	\$326,715,400	\$0	\$508,177,200	\$0	\$596,047,700	\$0	\$324,630,100	\$0	\$0
40	\$13,712,800	\$10,178,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,534,500	\$0	\$0
41	\$22,178,228,900	\$3,562,857,500	\$0	\$4,411,226,300	\$0	\$4,460,378,400	\$0	\$4,744,378,800	\$0	\$4,999,387,900	\$0	\$0
46	\$24,642,600	\$23,942,500	\$0	\$100,400	\$0	\$599,700	\$0	\$0	\$0	\$0	\$0	\$0
48	\$57,845,100	\$48,967,000	\$0	\$5,520,100	\$0	\$2,664,200	\$0	\$314,500	\$0	\$379,300	\$0	\$0
50	\$6,219,600	\$6,219,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
65	\$129,164,200	\$129,164,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjusted Total AV	\$39,419,935,800	\$7,887,499,500	\$0	\$7,889,959,000	\$0	\$7,890,266,600	\$0	\$7,891,675,700	\$0	\$7,887,479,300	\$26,944,300	\$26,944,300
AV of Value Outliers	\$66,944,300											

Estimated Adjusted Total AV, including Outliers	\$39,446,880,100
---	------------------

School District 1 - 2022 - Residential Properties Analysis

Residential Properties

<u>Abstract Category</u>	<u>Adjustment1</u>	<u>Value of Outliers</u>
12	1.000000	\$0
15	1.000000	\$0
18	1.000000	\$18,202,200
20	1.000000	\$0
26	1.000000	\$6,014,700
34	1.000000	\$2,727,400
37	1.000000	\$0
40	1.000000	\$0
41	1.000000	\$0
46	1.000000	\$0
48	1.000000	\$0
50	1.000000	\$0
65	1.000000	\$0

BOISE INDEPENDENT #1 - 2022 ANALYSIS - RESIDENTIAL VALUE OUTLIER LISTING

VALUE GROUP (Sales) - VALUE OUTLIERS

Value Group	Parcel Number	Sale Date	Ass'd Value	Time Adjusted Sale Price	Category	VG_Z- Score
5	R8037540100	7/26/2022	\$2,754,300	\$2,798,399	2041	3.45963
5	R1126001070	6/13/2022	\$2,782,000	\$2,349,578	2041	3.52385
5	R7780512850	10/27/2021	\$3,428,700	\$3,687,776	2041	5.02311
5	S1125212400	3/16/2022	\$12,002,300	\$11,146,599	18	24.89943

BOISE INDEPENDENT #1 - 2022 ANALYSIS - RESIDENTIAL VALUE OUTLIER LISTING

POPULATION (Sales)

Parcel Number	Sale Date	Ass'd Value	Time Adjusted Sale Price	Category	Population Z_SCORE
R3482130260	7/28/2022	1506300	2127518	2041	3.0151
R1035230420	2/25/2022	1511600	1452574	2041	3.0315
R2343000515	9/15/2022	1517500	1445180	2041	3.0496
R1376130040	6/16/2022	1520700	1917046	2041	3.0595
R1035210050	2/25/2022	1522900	1529382	2041	3.0663
R5207000735	5/31/2022	1523300	1144234	2041	3.0675
R8037570070	9/8/2022	1528100	1555578	2041	3.0823
R3616670004	1/20/2022	1530800	2026552	2041	3.0906
R7476730270	5/2/2022	1532300	1430963	2041	3.0952
R5207000640	11/9/2021	1545200	1562107	2041	3.1350
R0523690160	5/11/2022	1557700	1386290	2041	3.1735
R7284750040	10/14/2021	1568400	1600045	2041	3.2065
R8227280155	4/4/2022	1578200	1484355	2041	3.2366
R3616251290	1/28/2022	1578200	1476370	2041	3.2366
R9529170020	12/16/2021	1583700	1764389	2041	3.2536
R8037270380	12/30/2021	1596200	1597176	2041	3.2921
S1610212460	8/22/2022	1602400	1472110	1234	3.3112
R6121310135	7/29/2022	1607400	2524677	2041	3.3266
R3616630130	8/31/2022	1623200	1873358	2041	3.3753
R8037570030	6/18/2022	1640300	1775733	2041	3.4280
R3482130540	6/28/2022	1647000	2198827	2041	3.4486
R6120520050	3/15/2022	1663800	1622213	2041	3.5004
R9529180235	1/31/2022	1664100	1654640	2041	3.5013
R3482130440	8/15/2022	1679800	2108440	2041	3.5497
R1013500060	1/19/2022	1699800	1960857	2041	3.6113
R5983350145	11/22/2021	1722900	1699550	2041	3.6825
R3482130560	7/20/2022	1726700	2136459	2041	3.6942
R7475830010	12/17/2021	1735100	1768200	2041	3.7201
S0909212600	9/15/2022	1751000	1755469	1234	3.7691
R7451500036	5/4/2022	1763000	1789768	2041	3.8060
R1035230300	3/4/2022	1782400	1889789	2041	3.8658
R6488170060	10/13/2021	1796800	1921969	2041	3.9102
R1376450010	10/12/2021	1799400	6811698	18	3.9182
R8037540320	11/29/2021	1802000	1879333	2041	3.9262
R3610150530	12/3/2021	1804800	1725422	1537	3.9348
R5820560190	4/28/2022	1811000	1847846	2041	3.9539
R2855120035	11/15/2021	1903500	1958117	2041	4.2389
R5983350120	11/24/2021	1919200	1979585	2041	4.2873
R3616250110	7/19/2022	1949600	2442985	2041	4.3810
R8037560050	4/1/2022	1966400	2522680	2041	4.4327

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	TIME PERIOD STUDIED	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2022 Assessed Values	Assessment Date:	From:	To:
		01/01/2022	10/01/2021	09/30/2022
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.			

SAMPLE STATISTICS	
Sample size (n)	3,197
Total Assessed Value	\$1,852,063,400
Total Adjusted Sales Price	\$1,921,840,368
Mean Assessed Value	\$579,313
Mean Adjusted Sales Price	\$601,139
Standard Deviation AV	\$232,238
Standard Deviation SP	\$257,595
Median Assessed Value	\$513,400
Median Sales Price	\$531,102

ASSESSMENT LEVEL	
Arithmetic Mean Ratio	97.45%
Median Ratio	98.06%
Weighted Mean Ratio	96.37%
Geometric Mean Ratio	96.85%

UNIFORMITY	
Lowest Ratio	63.85%
Highest Ratio	130.95%
Coefficient of Dispersion	8.13%
Standard Deviation	10.64%
Coefficient of Variation	10.92%

Price-Related Bias	-0.0151
Price-Related Differential	1.01

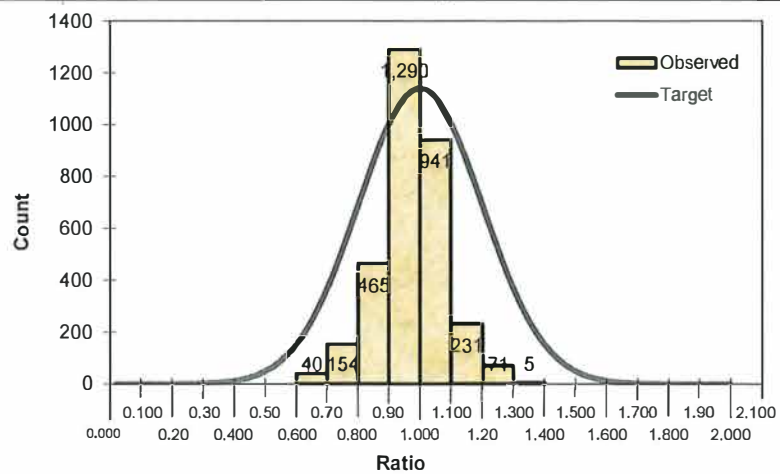
RELIABILITY		
90% Confidence Intervals:	Lower	Upper
Around the Mean	97.14%	97.76%
Around the Median	97.76%	98.36%
Around the Weighted Mean	95.99%	96.74%
Around the COD	7.86%	8.37%
Around the PRB	-0.0221	-0.0082
Probability True Mean 90-110	Approx. 100%	

80% Confidence Intervals:	Lower	Upper
Around the Mean	97.21%	97.69%
Around the Median	97.82%	98.29%
Around the Weighted Mean	96.08%	96.66%

NORMALITY Test Results:	Non-Normal
Chi Square Test	Non-Normal
Binomial Test	N/A
i.e., Insufficient evidence of Non-Normality	

Mann-Whitney Test	-6.5550
Significance of Value Related Inequity - Strong	
D'Agostino-Pearson	Normal
Shapiro-Wilk W	N/A
Kurtosis (2.5 - 4) = 3.72	Acceptable
Skew (-0.5 - 1) = -0.17	Acceptable

COD Standard	Maximum
See Secondary Category(ies) Section	20.00%



Compliance Checks:			
Level:	Compliance Met?		
90% Confidence Interval:	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/> NO
80% Confidence Interval:	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/> NO
Uniformity:	COD Standards met? N/A		
COD:	Excellent		
COV:	Very Good		
PRD:	No Observed Bias		
PRB:	Meets IAAO Standard, No Significant Bias		

COMMENTS:	
Residents at Population	

1.11% of the originally available population has been trimmed.
Outliers Reviewed using Std. Score 3 Std Dev.
Below 0.6329 (18 sales) and Above 1.3165 (18 sales)

Secondary Category(ies) with sales		
Count	Category	Description
1	12	Unimproved Rural Res Tract
1	15	Unimproved Rural Res Sub
	18	Unimproved Other Land
32	20	Unimproved Urban Res Lot/Acre
140	26	Res Condominiums
9	1234	Improved Rural Res Tract
285	1537	Improved Rural Res Sub
2,705	2041	Improved Urban Res
6	2046	Mfg. House on Urban Res
16	2,048	Dec.Mfg. House on Urban Res
2	50	Res Imps on Exem

COV/COD	
Expected	125%
Observed	134%

May be a Non-Representative Sample
No Price Related Bias found
PRB is SIGNIFICANT @ 90%

PRELIMINARY

FINAL

Date	Analyst
4/3/2023	Jase Cundick

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1

Time Adjustment Review

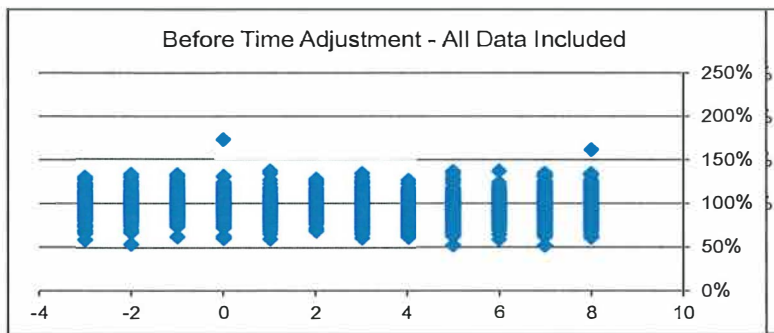
Time Adjustment APPLIED: 0.00%

NONE Time	Original	Residual	
Quarterly GeoMean	0.06%	0.06%	
Quarterly Averages	0.22%	0.22%	
Quarterly Medians	0.22%	0.22%	
Slope Results	0.08%	0.08%	
Sales Ratios (Before)	Counts	Average	Median
1st 3 Mos.	947	97.32%	97.59%
2nd 3 Mos.	695	98.76%	99.38%
3rd 3 Mos.	835	94.99%	95.91%
4th 3 Mos.	720	99.22%	99.50%

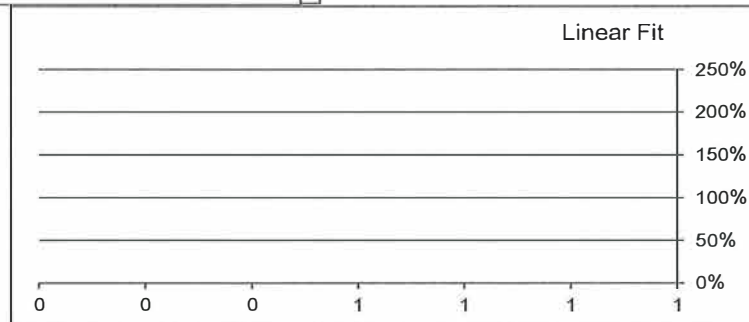
Combined Categories		
Category	Sales Count	
12	1	Unimproved Rural Res Tract
15	1	Unimproved Rural Res Sub
20	32	Unimproved Urban Res Lot/Acre
26	140	Res Condominiums
1234	9	Improved Rural Res Tract
1537	285	Improved Rural Res Sub
2041	2,705	Improved Urban Res
2046	6	Mfg. House on Urban Res
2048	16	Dec.Mfg. House on Urban Res
50	2	Res Imps on Exempt Land

Time analysis was based on sales.

BEFORE



36 Influential data point(s) removed



Sales Ratios (After)	Counts	Average	Median
1st 3 Mos.	947	97.32%	97.59%
2nd 3 Mos.	695	98.76%	99.38%
3rd 3 Mos.	835	94.99%	95.91%
4th 3 Mos.	720	99.22%	99.50%

No Outliers Found

AFTER

Time Adjustment Considered,

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Outlier Sales List	Parcel Number	Category	Sale Date	2022 Assessed		Sale Price	Adj. Sales Price	Adj. Ratio
				Value				
1	S0617233622	20	08/10/2022	104,900		202,383	202,383	51.832%
2	S1025120900	18	06/23/2022	120,500		231,427	231,427	52.068%
3	R6876250181	20	11/29/2021	257,000		475,222	475,222	54.080%
4	R9583920130	2041	07/08/2022	713,700		1,209,223	1,209,223	59.021%
5	R8951010045	2041	10/22/2021	375,000		635,131	635,131	59.043%
6	R7335460160	2041	02/16/2022	331,300		551,083	551,083	60.118%
7	R2734251235	2041	01/20/2022	562,300		929,351	929,351	60.505%
8	R9437500260	2041	04/22/2022	531,900		871,738	871,738	61.016%
9	S1020131240	2041	09/30/2022	522,600		853,608	853,608	61.222%
10	S1122417224	2041	09/08/2022	424,900		693,276	693,276	61.289%
11	R1624001790	2041	05/02/2022	340,900		551,805	551,805	61.779%
12	S1123234200	20	01/21/2022	190,800		308,683	308,683	61.811%
13	R7594000070	2041	08/10/2022	454,500		731,858	731,858	62.102%
14	R1564620190	2041	05/13/2022	448,100		717,663	717,663	62.439%
15	R6793250310	2041	12/10/2021	477,400		761,667	761,667	62.678%
16	R3719185660	2041	06/16/2022	310,100		494,156	494,156	62.753%
17	S0629449025	2041	06/06/2022	572,700		910,248	910,248	62.917%
18	R7337002530	2041	01/13/2022	435,900		689,922	689,922	63.181%
19	R3746020110	2041	08/03/2022	576,600		437,820	437,820	131.698%
20	R1284170250	2041	09/23/2022	462,800		349,867	349,867	132.279%
21	R3482100610	2041	08/17/2022	1,290,700		974,124	974,124	132.499%
22	R6876000305	2041	12/02/2021	1,493,100		1,123,953	1,123,953	132.844%
23	R1333100040	2041	11/03/2021	461,800		346,548	346,548	133.257%
24	R4226000070	2041	06/14/2022	384,400		287,754	287,754	133.586%
25	R7284730040	2041	04/12/2022	1,155,200		863,371	863,371	133.801%
26	R7452000090	2041	02/07/2022	496,800		370,811	370,811	133.977%
27	R7475840640	2041	09/09/2022	797,300		594,598	594,598	134.091%
28	R3616610110	2041	09/19/2022	1,068,100		795,651	795,651	134.242%
29	R1955010894	2041	09/08/2022	700,000		519,892	519,892	134.643%
30	R7475500086	2041	08/16/2022	1,386,700		1,027,467	1,027,467	134.963%
31	R2024360545	2041	02/10/2022	314,600		229,808	229,808	136.897%
32	R9161000010	2041	06/14/2022	459,600		335,715	335,715	136.902%
33	R9227500960	2041	06/16/2022	664,200		484,549	484,549	137.076%
34	R6793260045	2041	07/05/2022	536,800		390,202	390,202	137.570%
35	S0618438620	20	09/16/2022	420,000		259,453	259,453	161.879%
36	R6042370560	15	01/21/2022	319,300		183,250	183,250	174.243%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1		See Secondary Category(ies) Section below for details.		Combined Categories		TIME PERIOD STUDIED	
RATIO STUDY Not Official until 'FINAL' dated & initialed		Using 2022 Assessed Values		Assessment Date:		From:	To:
				01/01/2022		10/01/2021	09/30/2022
Sales Price is Time Adjusted		Time Adjustment Considered, but not Applied.					
SAMPLE STATISTICS							
Sample size (n)		915					
Total Assessed Value		\$330,903,200					
Total Adjusted Sales Price		\$349,828,270					
Mean Assessed Value		\$361,643					
Mean Adjusted Sales Price		\$382,326					
Standard Deviation AV		\$55,221					
Standard Deviation SP		\$67,982					
Median Assessed Value		\$376,000					
Median Sales Price		\$387,514					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		95.54%					
Median Ratio		96.62%					
Weighted Mean Ratio		94.59%					
Geometric Mean Ratio		94.93%					
UNIFORMITY							
Lowest Ratio		61.29%					
Highest Ratio		130.46%					
Coefficient of Dispersion		8.26%					
Standard Deviation		10.65%					
Coefficient of Variation		11.15%					
Price-Related Bias		-0.0767		T-Score: -5.5759			
Price-Related Differential		1.01					
RELIABILITY							
90% Confidence Intervals:		Lower	Upper				
Around the Mean		94.96%	96.12%				
Around the Median		95.94%	97.17%				
Around the Weighted Mean		93.99%	95.19%				
Around the COD		7.75%	8.74%				
Around the PRB		-0.1037	-0.0498				
Probability True Mean 90-110		Approx. 100%					
80% Confidence Intervals:		Lower	Upper				
Around the Mean		95.09%	95.99%				
Around the Median		96.01%	97.00%				
Around the Weighted Mean		94.12%	95.06%				
NORMALITY Test Results:		Non-Normal		1.08% of the originally available population has been trimmed.			
Chi Square Test		Non-Normal		Outliers Reviewed using Std. Score 3 Std Dev.			
Binomial Test		N/A		Below 0.6045 (5 sales) and Above 1.3075 (5 sales)			
i.e., Insufficient evidence of Non-Normality				Secondary Category(ies) with sales			
Mann-Whitney Test		-10.5570		Count	Category	Description	
Significance of Value Related Inequity - Strong				1	12	Unimproved Rural Res Tract	
D'Agostino-Pearson		Normal			15	Unimproved Rural Res Sub	
Shapiro-Wilk W		N/A			18	Unimproved Other Land	
Kurtosis (2.5 - 4) = 3.95		Acceptable		29	20	Unimproved Urban Res Lot/Acre	
Skew (-0.5 - 1) = -0.14		Acceptable		84	26	Res Condominiums	
COD Standard		Maximum		2	1234	Improved Rural Res Tract	
See Secondary Category(ies) Section		20.00%		9	1537	Improved Rural Res Sub	
				767	2041	Improved Urban Res	
				6	2046	Mfg. House on Urban Res	
				15	2,048	Dec.Mfg. House on Urban Res	
				2	50	Res Imps on Exen	
						COV/COD	
						Expected	125%
						Observed	135%
				Date	Analyst		
				4/3/2023	Jase Cundick		
PRELIMINARY							
FINAL							

May be a Non-Representative Sample

Price Related Bias Exists

PRB is SIGNIFICANT @ 90%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1

Time Adjustment Review

Time Adjustment APPLIED: 0.00%

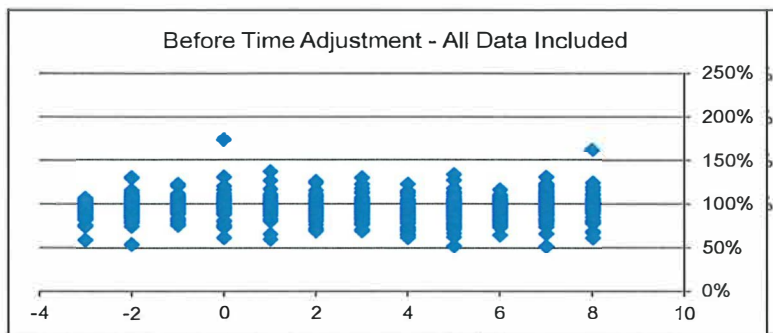
NONE Time	Original	Residual	
Quarterly GeoMean	0.01%	0.01%	
Quarterly Averages	-0.04%	-0.04%	
Quarterly Medians	-0.07%	-0.07%	
Slope Results	-0.15%	-0.15%	
Sales Ratios (Before)	Counts	Average	Median
1st 3 Mos.	280	96.62%	97.37%
2nd 3 Mos.	193	96.86%	98.07%
3rd 3 Mos.	225	92.35%	93.35%
4th 3 Mos.	217	96.28%	96.74%

Combined Categories

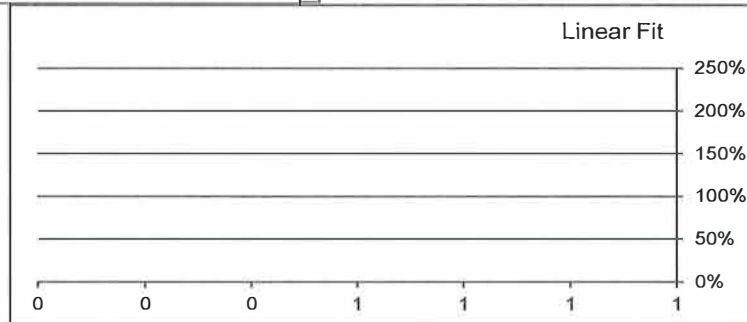
Category	Sales Count	
12	1	Unimproved Rural Res Tract
20	29	Unimproved Urban Res Lot/Acre
26	84	Res Condominiums
1234	2	Improved Rural Res Tract
1537	9	Improved Rural Res Sub
2041	767	Improved Urban Res
2046	6	Mfg. House on Urban Res
2048	15	Dec.Mfg. House on Urban Res
50	2	Res Imps on Exempt Land

Time analysis was based on sales.

BEFORE



10 Influential data point(s) removed



Sales Ratios (After)	Counts	Average	Median
1st 3 Mos.	280	96.62%	97.37%
2nd 3 Mos.	193	96.86%	98.07%
3rd 3 Mos.	225	92.35%	93.35%
4th 3 Mos.	217	96.28%	96.74%

No Outliers Found

AFTER

Time Adjustment Considered,

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Outlier Sales List	Parcel Number	Category	Sale Date	2022 Assessed		Sale Price	Adj. Sales Price	Adj. Ratio
				Value				
1	S0617233622	20	08/10/2022	104,900		202,383	202,383	51.832%
2	S1025120900	18	06/23/2022	120,500		231,427	231,427	52.068%
3	R6876250181	20	11/29/2021	257,000		475,222	475,222	54.080%
4	R8951010045	2041	10/22/2021	375,000		635,131	635,131	59.043%
5	R7335460160	2041	02/16/2022	331,300		551,083	551,083	60.118%
6	R6635500370	2041	01/05/2022	404,900		309,213	309,213	130.945%
7	R4226000070	2041	06/14/2022	384,400		287,754	287,754	133.586%
8	R2024360545	2041	02/10/2022	314,600		229,808	229,808	136.897%
9	S0618438620	20	09/16/2022	420,000		259,453	259,453	161.879%
10	R6042370560	15	01/21/2022	319,300		183,250	183,250	174.243%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1		See Secondary Category(ies) Section below for details.		Combined Categories		TIME PERIOD STUDIED																																																																																																																																																																																																																																																								
RATIO STUDY Not Official until 'FINAL' dated & initialed		Using 2022 Assessed Values		Assessment Date:		From:	To:																																																																																																																																																																																																																																																							
				01/01/2022		10/01/2021	09/30/2022																																																																																																																																																																																																																																																							
Sales Price is Time Adjusted		Time Adjustment Considered, but not Applied.																																																																																																																																																																																																																																																												
<div><div><table><tr><th colspan="2">SAMPLE STATISTICS</th></tr><tr><td>Sample size (n)</td><td>790</td></tr><tr><td>Total Assessed Value</td><td>\$376,003,300</td></tr><tr><td>Total Adjusted Sales Price</td><td>\$389,588,662</td></tr><tr><td>Mean Assessed Value</td><td>\$475,954</td></tr><tr><td>Mean Adjusted Sales Price</td><td>\$493,150</td></tr><tr><td>Standard Deviation AV</td><td>\$29,963</td></tr><tr><td>Standard Deviation SP</td><td>\$64,697</td></tr><tr><td>Median Assessed Value</td><td>\$474,650</td></tr><tr><td>Median Sales Price</td><td>\$485,931</td></tr><tr><th colspan="2">ASSESSMENT LEVEL</th></tr><tr><td>Arithmetic Mean Ratio</td><td>97.68%</td></tr><tr><td>Median Ratio</td><td>98.22%</td></tr><tr><td>Weighted Mean Ratio</td><td>96.51%</td></tr><tr><td>Geometric Mean Ratio</td><td>97.11%</td></tr><tr><th colspan="2">UNIFORMITY</th></tr><tr><td>Lowest Ratio</td><td>64.72%</td></tr><tr><td>Highest Ratio</td><td>130.76%</td></tr><tr><td>Coefficient of Dispersion</td><td>7.63%</td></tr><tr><td>Standard Deviation</td><td>10.33%</td></tr><tr><td>Coefficient of Variation</td><td>10.57%</td></tr><tr><td>Price-Related Bias</td><td>-0.5739</td></tr><tr><td>Price-Related Differential</td><td>1.01</td></tr><tr><th colspan="2">RELIABILITY</th></tr><tr><td>90% Confidence Intervals:</td><td>LowerUpper</td></tr><tr><td>Around the Mean</td><td>97.08%98.28%</td></tr><tr><td>Around the Median</td><td>97.80%98.79%</td></tr><tr><td>Around the Weighted Mean</td><td>95.86%97.17%</td></tr><tr><td>Around the COD</td><td>7.12%8.14%</td></tr><tr><td>Around the PRB</td><td>-0.6193-0.5285</td></tr><tr><td>Probability True Mean 90-110</td><td>Approx. 100%</td></tr><tr><td>80% Confidence Intervals:</td><td>LowerUpper</td></tr><tr><td>Around the Mean</td><td>97.21%98.15%</td></tr><tr><td>Around the Median</td><td>97.93%98.67%</td></tr><tr><td>Around the Weighted Mean</td><td>96.00%97.02%</td></tr><tr><td colspan="2">NORMALITY Test Results: Non-Normal</td></tr><tr><td>Chi Square Test</td><td>Non-Normal</td></tr><tr><td>Binomial Test</td><td>N/A</td></tr><tr><td colspan="2">i.e., Insufficient evidence of Non-Normality</td></tr><tr><td>Mann-Whitney Test</td><td>-18.1256</td></tr><tr><td>Significance of Value Related Inequity - Strong</td><td></td></tr><tr><td>D'Agostino-Pearson</td><td>Normal</td></tr><tr><td>Shapiro-Wilk W</td><td>N/A</td></tr><tr><td>Kurtosis (2.5 - 4) = 4.26</td><td>Not Trimmed?</td></tr><tr><td>Skew (-0.5 - 1) = -0.35</td><td>Acceptable</td></tr><tr><td>COD Standard</td><td>Maximum</td></tr><tr><td>See Secondary Category(ies) Section</td><td>20.00%</td></tr></table></div><div><table><tr><th>Level:</th><th colspan="2">Compliance Checks:</th></tr><tr><th></th><th colspan="2">Compliance Met?</th></tr><tr><td>90% Confidence Interval:</td><td><input type="checkbox"/> YES</td><td><input type="checkbox"/> NO</td></tr><tr><td>80% Confidence Interval:</td><td><input type="checkbox"/> YES</td><td><input type="checkbox"/> NO</td></tr><tr><td>Uniformity:</td><td colspan="2">COD Standards met? N/A</td></tr><tr><td></td><td colspan="2">COD: Excellent</td></tr><tr><td></td><td colspan="2">COV: Very Good</td></tr><tr><td></td><td colspan="2">PRD: No Observed Bias</td></tr><tr><td></td><td colspan="2">PRB: Unacceptable Bias towards High Priced</td></tr></table></div></div> <tr><td colspan="4"></td><td colspan="4">COMMENTS:</td></tr> <tr><td colspan="4"></td><td colspan="4">Residential Value Group: 2</td></tr> <tr><td colspan="4"></td><td colspan="4">1.37% of the originally available population has been trimmed.</td></tr> <tr><td colspan="4"></td><td colspan="4">Outliers Reviewed using Std. Score 3 Std Dev.</td></tr> <tr><td colspan="4"></td><td colspan="4">Below 0.6432 (7 sales) and Above 1.3079 (4 sales)</td></tr> <tr><td colspan="4"></td><td colspan="4">Secondary Category(ies) with sales</td></tr> <tr><td colspan="4"></td><td>Count</td><td>Category</td><td colspan="2">Description</td></tr> <tr><td colspan="4"></td><td>1</td><td>15</td><td colspan="2">Unimproved Rural Res Sub</td></tr> <tr><td colspan="4"></td><td>3</td><td>20</td><td colspan="2">Unimproved Urban Res Lot/Acre</td></tr> <tr><td colspan="4"></td><td>22</td><td>26</td><td colspan="2">Res Condominiums</td></tr> <tr><td colspan="4"></td><td>50</td><td>1537</td><td colspan="2">Improved Rural Res Sub</td></tr> <tr><td colspan="4"></td><td>713</td><td>2041</td><td colspan="2">Improved Urban Res</td></tr> <tr><td colspan="4"></td><td>1</td><td>2048</td><td colspan="2">Dec.Mfg. House on Urban Res</td></tr> <tr><td colspan="4"></td><td colspan="4"></td></tr> <tr><td colspan="4"></td><td colspan="4"><table><tr><th colspan="2">COV/COD</th></tr><tr><td>Expected</td><td>125%</td></tr><tr><td>Observed</td><td>138%</td></tr></table><p>May be a Non-Representative Sample Price Related Bias Exists PRB is SIGNIFICANT @ 90%</p></td></tr>								SAMPLE STATISTICS		Sample size (n)	790	Total Assessed Value	\$376,003,300	Total Adjusted Sales Price	\$389,588,662	Mean Assessed Value	\$475,954	Mean Adjusted Sales Price	\$493,150	Standard Deviation AV	\$29,963	Standard Deviation SP	\$64,697	Median Assessed Value	\$474,650	Median Sales Price	\$485,931	ASSESSMENT LEVEL		Arithmetic Mean Ratio	97.68%	Median Ratio	98.22%	Weighted Mean Ratio	96.51%	Geometric Mean Ratio	97.11%	UNIFORMITY		Lowest Ratio	64.72%	Highest Ratio	130.76%	Coefficient of Dispersion	7.63%	Standard Deviation	10.33%	Coefficient of Variation	10.57%	Price-Related Bias	-0.5739	Price-Related Differential	1.01	RELIABILITY		90% Confidence Intervals:	LowerUpper	Around the Mean	97.08%98.28%	Around the Median	97.80%98.79%	Around the Weighted Mean	95.86%97.17%	Around the COD	7.12%8.14%	Around the PRB	-0.6193-0.5285	Probability True Mean 90-110	Approx. 100%	80% Confidence Intervals:	LowerUpper	Around the Mean	97.21%98.15%	Around the Median	97.93%98.67%	Around the Weighted Mean	96.00%97.02%	NORMALITY Test Results: Non-Normal		Chi Square Test	Non-Normal	Binomial Test	N/A	i.e., Insufficient evidence of Non-Normality		Mann-Whitney Test	-18.1256	Significance of Value Related Inequity - Strong		D'Agostino-Pearson	Normal	Shapiro-Wilk W	N/A	Kurtosis (2.5 - 4) = 4.26	Not Trimmed?	Skew (-0.5 - 1) = -0.35	Acceptable	COD Standard	Maximum	See Secondary Category(ies) Section	20.00%	Level:	Compliance Checks:			Compliance Met?		90% Confidence Interval:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	80% Confidence Interval:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Uniformity:	COD Standards met? N/A			COD: Excellent			COV: Very Good			PRD: No Observed Bias			PRB: Unacceptable Bias towards High Priced						COMMENTS:								Residential Value Group: 2								1.37% of the originally available population has been trimmed.								Outliers Reviewed using Std. Score 3 Std Dev.								Below 0.6432 (7 sales) and Above 1.3079 (4 sales)								Secondary Category(ies) with sales								Count	Category	Description						1	15	Unimproved Rural Res Sub						3	20	Unimproved Urban Res Lot/Acre						22	26	Res Condominiums						50	1537	Improved Rural Res Sub						713	2041	Improved Urban Res						1	2048	Dec.Mfg. House on Urban Res														<table><tr><th colspan="2">COV/COD</th></tr><tr><td>Expected</td><td>125%</td></tr><tr><td>Observed</td><td>138%</td></tr></table> <p>May be a Non-Representative Sample Price Related Bias Exists PRB is SIGNIFICANT @ 90%</p>				COV/COD		Expected	125%	Observed	138%
SAMPLE STATISTICS																																																																																																																																																																																																																																																														
Sample size (n)	790																																																																																																																																																																																																																																																													
Total Assessed Value	\$376,003,300																																																																																																																																																																																																																																																													
Total Adjusted Sales Price	\$389,588,662																																																																																																																																																																																																																																																													
Mean Assessed Value	\$475,954																																																																																																																																																																																																																																																													
Mean Adjusted Sales Price	\$493,150																																																																																																																																																																																																																																																													
Standard Deviation AV	\$29,963																																																																																																																																																																																																																																																													
Standard Deviation SP	\$64,697																																																																																																																																																																																																																																																													
Median Assessed Value	\$474,650																																																																																																																																																																																																																																																													
Median Sales Price	\$485,931																																																																																																																																																																																																																																																													
ASSESSMENT LEVEL																																																																																																																																																																																																																																																														
Arithmetic Mean Ratio	97.68%																																																																																																																																																																																																																																																													
Median Ratio	98.22%																																																																																																																																																																																																																																																													
Weighted Mean Ratio	96.51%																																																																																																																																																																																																																																																													
Geometric Mean Ratio	97.11%																																																																																																																																																																																																																																																													
UNIFORMITY																																																																																																																																																																																																																																																														
Lowest Ratio	64.72%																																																																																																																																																																																																																																																													
Highest Ratio	130.76%																																																																																																																																																																																																																																																													
Coefficient of Dispersion	7.63%																																																																																																																																																																																																																																																													
Standard Deviation	10.33%																																																																																																																																																																																																																																																													
Coefficient of Variation	10.57%																																																																																																																																																																																																																																																													
Price-Related Bias	-0.5739																																																																																																																																																																																																																																																													
Price-Related Differential	1.01																																																																																																																																																																																																																																																													
RELIABILITY																																																																																																																																																																																																																																																														
90% Confidence Intervals:	LowerUpper																																																																																																																																																																																																																																																													
Around the Mean	97.08%98.28%																																																																																																																																																																																																																																																													
Around the Median	97.80%98.79%																																																																																																																																																																																																																																																													
Around the Weighted Mean	95.86%97.17%																																																																																																																																																																																																																																																													
Around the COD	7.12%8.14%																																																																																																																																																																																																																																																													
Around the PRB	-0.6193-0.5285																																																																																																																																																																																																																																																													
Probability True Mean 90-110	Approx. 100%																																																																																																																																																																																																																																																													
80% Confidence Intervals:	LowerUpper																																																																																																																																																																																																																																																													
Around the Mean	97.21%98.15%																																																																																																																																																																																																																																																													
Around the Median	97.93%98.67%																																																																																																																																																																																																																																																													
Around the Weighted Mean	96.00%97.02%																																																																																																																																																																																																																																																													
NORMALITY Test Results: Non-Normal																																																																																																																																																																																																																																																														
Chi Square Test	Non-Normal																																																																																																																																																																																																																																																													
Binomial Test	N/A																																																																																																																																																																																																																																																													
i.e., Insufficient evidence of Non-Normality																																																																																																																																																																																																																																																														
Mann-Whitney Test	-18.1256																																																																																																																																																																																																																																																													
Significance of Value Related Inequity - Strong																																																																																																																																																																																																																																																														
D'Agostino-Pearson	Normal																																																																																																																																																																																																																																																													
Shapiro-Wilk W	N/A																																																																																																																																																																																																																																																													
Kurtosis (2.5 - 4) = 4.26	Not Trimmed?																																																																																																																																																																																																																																																													
Skew (-0.5 - 1) = -0.35	Acceptable																																																																																																																																																																																																																																																													
COD Standard	Maximum																																																																																																																																																																																																																																																													
See Secondary Category(ies) Section	20.00%																																																																																																																																																																																																																																																													
Level:	Compliance Checks:																																																																																																																																																																																																																																																													
	Compliance Met?																																																																																																																																																																																																																																																													
90% Confidence Interval:	<input type="checkbox"/> YES	<input type="checkbox"/> NO																																																																																																																																																																																																																																																												
80% Confidence Interval:	<input type="checkbox"/> YES	<input type="checkbox"/> NO																																																																																																																																																																																																																																																												
Uniformity:	COD Standards met? N/A																																																																																																																																																																																																																																																													
	COD: Excellent																																																																																																																																																																																																																																																													
	COV: Very Good																																																																																																																																																																																																																																																													
	PRD: No Observed Bias																																																																																																																																																																																																																																																													
	PRB: Unacceptable Bias towards High Priced																																																																																																																																																																																																																																																													
				COMMENTS:																																																																																																																																																																																																																																																										
				Residential Value Group: 2																																																																																																																																																																																																																																																										
				1.37% of the originally available population has been trimmed.																																																																																																																																																																																																																																																										
				Outliers Reviewed using Std. Score 3 Std Dev.																																																																																																																																																																																																																																																										
				Below 0.6432 (7 sales) and Above 1.3079 (4 sales)																																																																																																																																																																																																																																																										
				Secondary Category(ies) with sales																																																																																																																																																																																																																																																										
				Count	Category	Description																																																																																																																																																																																																																																																								
				1	15	Unimproved Rural Res Sub																																																																																																																																																																																																																																																								
				3	20	Unimproved Urban Res Lot/Acre																																																																																																																																																																																																																																																								
				22	26	Res Condominiums																																																																																																																																																																																																																																																								
				50	1537	Improved Rural Res Sub																																																																																																																																																																																																																																																								
				713	2041	Improved Urban Res																																																																																																																																																																																																																																																								
				1	2048	Dec.Mfg. House on Urban Res																																																																																																																																																																																																																																																								
				<table><tr><th colspan="2">COV/COD</th></tr><tr><td>Expected</td><td>125%</td></tr><tr><td>Observed</td><td>138%</td></tr></table> <p>May be a Non-Representative Sample Price Related Bias Exists PRB is SIGNIFICANT @ 90%</p>				COV/COD		Expected	125%	Observed	138%																																																																																																																																																																																																																																																	
COV/COD																																																																																																																																																																																																																																																														
Expected	125%																																																																																																																																																																																																																																																													
Observed	138%																																																																																																																																																																																																																																																													

PRELIMINARY

FINAL

Date	Analyst
4/3/2023	Jase Cundick

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1

Time Adjustment Review

Time Adjustment APPLIED: 0.00%

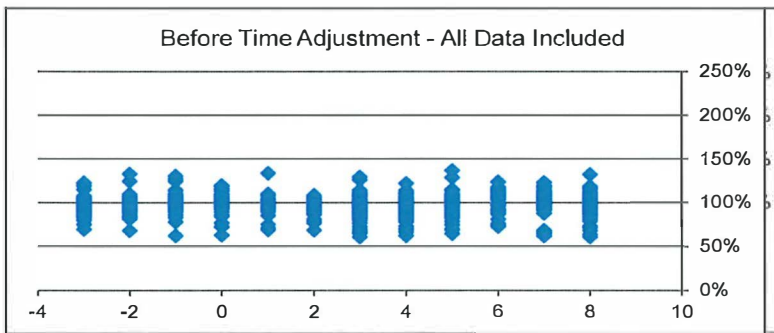
NONE Time	Original	Residual		
Quarterly GeoMean	0.08%	0.08%		
Quarterly Averages	0.28%	0.28%		
Quarterly Medians	0.33%	0.33%		
Slope Results	0.16%	0.16%		
Sales Ratios (Before)	Counts	Average	Median	
1st 3 Mos.	247	97.66%	97.89%	
2nd 3 Mos.	165	97.82%	98.95%	
3rd 3 Mos.	203	95.51%	96.44%	
4th 3 Mos.	175	100.10%	100.82%	

Combined Categories

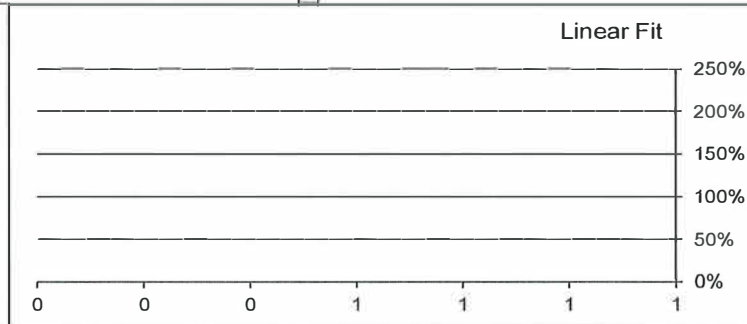
Category	Sales Count	
15	1	Unimproved Rural Res Sub
20	3	Unimproved Urban Res Lot/Acre
26	22	Res Condominiums
1537	50	Improved Rural Res Sub
2041	713	Improved Urban Res
2048	1	Dec.Mfg. House on Urban Res

Time analysis was based on sales.

BEFORE



11 Influential data point(s) removed



Sales Ratios (After)	Counts	Average	Median	
1st 3 Mos.	247	97.66%	97.89%	
2nd 3 Mos.	165	97.82%	98.95%	
3rd 3 Mos.	203	95.51%	96.44%	
4th 3 Mos.	175	100.10%	100.82%	

No Outliers Found

AFTER

Time Adjustment Considered,

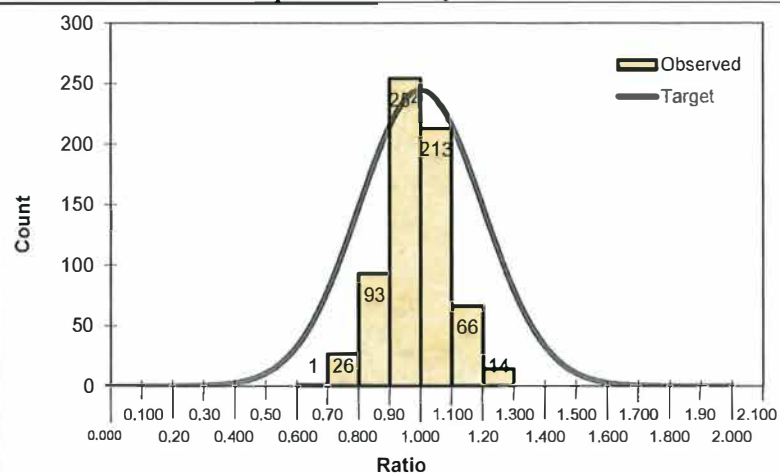
Boise Independent #1 - See Secondary Category(ies) Section below for details.

Outlier Sales List	Parcel Number	Category	Sale Date	2022 Assessed		Adj. Sales Price	Adj. Ratio
				Value	Sale Price		
	1 R9437500260		2041 04/22/2022	531,900	871,738	871,738	61.016%
	2 S1020131240		2041 09/30/2022	522,600	853,608	853,608	61.222%
	3 R7594000070		2041 08/10/2022	454,500	731,858	731,858	62.102%
	4 R1564620190		2041 05/13/2022	448,100	717,663	717,663	62.439%
	5 R6793250310		2041 12/10/2021	477,400	761,667	761,667	62.678%
	6 R7337002530		2041 01/13/2022	435,900	689,922	689,922	63.181%
	7 R1059500035		2041 09/01/2022	515,300	807,020	807,020	63.852%
	8 R1284170250		2041 09/23/2022	462,800	349,867	349,867	132.279%
	9 R1333100040		2041 11/03/2021	461,800	346,548	346,548	133.257%
	10 R7452000090		2041 02/07/2022	496,800	370,811	370,811	133.977%
	11 R9161000010		2041 06/14/2022	459,600	335,715	335,715	136.902%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	TIME PERIOD STUDIED	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2022 Assessed Values	Assessment Date:	From:	To:
		01/01/2022	10/01/2021	09/30/2022
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.			

SAMPLE STATISTICS	
Sample size (n)	667
Total Assessed Value	\$403,373,800
Total Adjusted Sales Price	\$413,234,737
Mean Assessed Value	\$604,758
Mean Adjusted Sales Price	\$619,542
Standard Deviation AV	\$43,096
Standard Deviation SP	\$78,913
Median Assessed Value	\$602,700
Median Sales Price	\$613,856
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	98.69%
Median Ratio	98.84%
Weighted Mean Ratio	97.61%
Geometric Mean Ratio	98.15%
UNIFORMITY	
Lowest Ratio	67.20%
Highest Ratio	129.90%
Coefficient of Dispersion	7.88%
Standard Deviation	10.21%
Coefficient of Variation	10.35%
Price-Related Bias	-0.4822
Price-Related Differential	1.01
RELIABILITY	
90% Confidence Intervals:	Lower Upper
Around the Mean	98.04% 99.34%
Around the Median	98.03% 99.48%
Around the Weighted Mean	96.94% 98.28%
Around the COD	7.40% 8.43%
Around the PRB	-0.5316 -0.4328
Probability True Mean 90-110	Approx. 100%
80% Confidence Intervals:	Lower Upper
Around the Mean	98.18% 99.19%
Around the Median	98.25% 99.29%
Around the Weighted Mean	97.09% 98.14%
NORMALITY Test Results:	Normal
Chi Square Test	Normal
Binomial Test	N/A
i.e., Insufficient evidence of Non-Normality	
Mann-Whitney Test	-15.8584
Significance of Value Related Inequity - Strong	
D'Agostino-Pearson	Normal
Shapiro-Wilk W	N/A
Kurtosis (2.5 - 4) = 3.38	Acceptable
Skew (-0.5 - 1) = -0.06	Acceptable
COD Standard	Maximum
See Secondary Category(ies) Section	20.00%



Compliance Checks:	
Level:	Compliance Met?
90% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
80% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Uniformity:	COD Standards met? N/A
	COD: Excellent
	COV: Very Good
	PRD: No Observed Bias
	PRB: Unacceptable Bias towards High Priced

COMMENTS:	
Residential Value Group: 3	

0.89% of the originally available population has been trimmed.
Outliers Reviewed using Std. Score 3 Std Dev.
Below 0.665 (3 sales) and Above 1.3088 (3 sales)

Secondary Category(ies) with sales		
Count	Category	Description
1	20	Unimproved Urban Res Lot/Acre
14	26	Res Condominiums
3	1234	Improved Rural Res Tract
93	1537	Improved Rural Res Sub
556	2041	Improved Urban Res

PRELIMINARY

FINAL

Date	Analyst
4/3/2023	Jase Cundick

COV/COD	
Expected	125%
Observed	131%

May be a Non-Representative Sample
Price Related Bias Exists
PRB is SIGNIFICANT @ 90%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1

Time Adjustment Review

Time Adjustment APPLIED: 0.00%

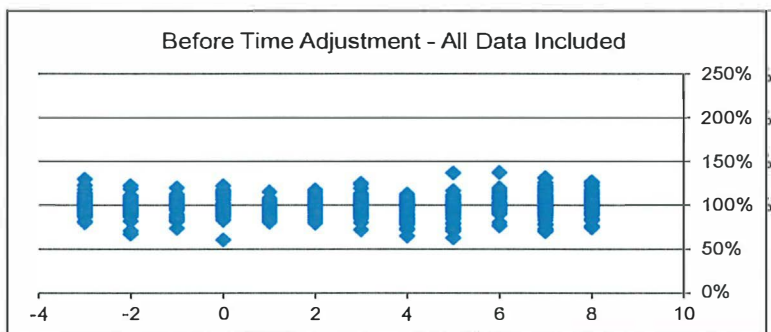
NONE Time	Original	Residual		
Quarterly GeoMean	0.07%	0.07%		
Quarterly Averages	0.31%	0.31%		
Quarterly Medians	0.39%	0.39%		
Slope Results	0.18%	0.18%		
Sales Ratios (Before)	Counts	Average	Median	
1st 3 Mos.	181	98.08%	97.77%	
2nd 3 Mos.	156	99.26%	99.54%	
3rd 3 Mos.	182	97.09%	98.22%	
4th 3 Mos.	148	100.80%	101.20%	

Combined Categories

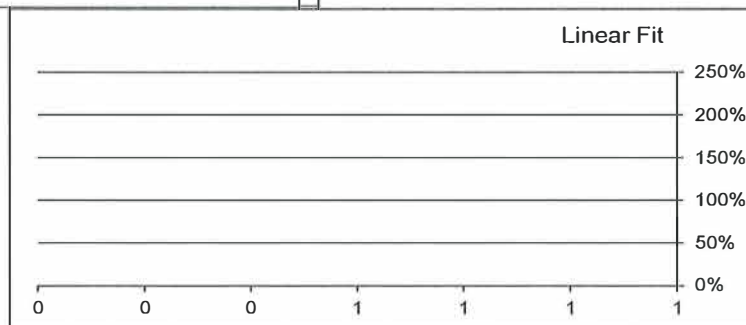
Category	Sales Count	
20	1	Unimproved Urban Res Lot/Acre
26	14	Res Condominiums
1234	3	Improved Rural Res Tract
1537	93	Improved Rural Res Sub
2041	556	Improved Urban Res

Time analysis was based on sales.

BEFORE



6 Influential data point(s) removed



Sales Ratios (After)	Counts	Average	Median	
1st 3 Mos.	181	98.08%	97.77%	
2nd 3 Mos.	156	99.26%	99.54%	
3rd 3 Mos.	182	97.09%	98.22%	
4th 3 Mos.	148	100.80%	101.20%	

No Outliers Found

AFTER

Time Adjustment Considered,

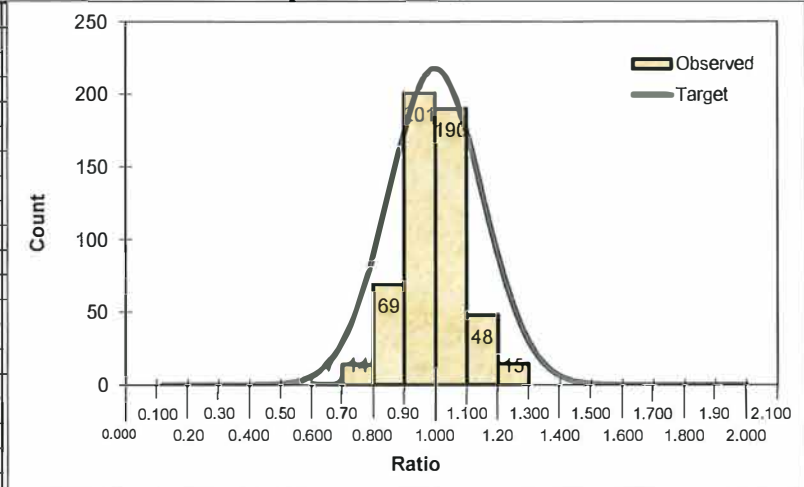
Boise Independent #1 - See Secondary Category(ies) Section below for details.

Outlier Sales List	Parcel Number	Category	Sale Date	2022 Assessed		Sale Price	Adj. Sales Price	Adj. Ratio
				Value				
	1 R2734251235		2041 01/20/2022	562,300		929,351	929,351	60.505%
	2 S0629449025		2041 06/06/2022	572,700		910,248	910,248	62.917%
	3 R5207001560		2041 05/02/2022	571,200		880,649	880,649	64.861%
	4 R3746020110		2041 08/03/2022	576,600		437,820	437,820	131.698%
	5 R9227500960		2041 06/16/2022	664,200		484,549	484,549	137.076%
	6 R6793260045		2041 07/05/2022	536,800		390,202	390,202	137.570%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	TIME PERIOD STUDIED	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2022 Assessed Values	Assessment Date:	From:	To:
		01/01/2022	10/01/2021	09/30/2022
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.			

SAMPLE STATISTICS	
Sample size (n)	538
Total Assessed Value	\$418,082,400
Total Adjusted Sales Price	\$424,910,539
Mean Assessed Value	\$777,105
Mean Adjusted Sales Price	\$789,797
Standard Deviation AV	\$64,512
Standard Deviation SP	\$101,813
Median Assessed Value	\$763,150
Median Sales Price	\$777,851
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	99.32%
Median Ratio	99.33%
Weighted Mean Ratio	98.39%
Geometric Mean Ratio	98.85%
UNIFORMITY	
Lowest Ratio	69.14%
Highest Ratio	126.10%
Coefficient of Dispersion	7.46%
Standard Deviation	9.59%
Coefficient of Variation	9.66%
Price-Related Bias	-0.3441
Price-Related Differential	1.01
RELIABILITY	
90% Confidence Intervals:	Lower Upper
Around the Mean	98.64% 100.00%
Around the Median	98.77% 100.05%
Around the Weighted Mean	97.68% 99.10%
Around the COD	6.96% 8.00%
Around the PRB	-0.3967 -0.2915
Probability True Mean 90-110	Approx. 100%
80% Confidence Intervals:	Lower Upper
Around the Mean	98.79% 99.85%
Around the Median	98.97% 99.96%
Around the Weighted Mean	97.84% 98.95%
NORMALITY Test Results:	Normal
Chi Square Test	Normal
Binomial Test	N/A
i.e., Insufficient evidence of Non-Normality	
Mann-Whitney Test	-13.0081
Significance of Value Related Inequity - Strong	
D'Agostino-Pearson	Normal
Shapiro-Wilk W	N/A
Kurtosis (2.5 - 4) = 3.35	Acceptable
Skew (-0.5 - 1) = -0.07	Acceptable
COD Standard	Maximum
See Secondary Category(ies) Section	15.00%



Compliance Checks:	
Level:	Compliance Met?
90% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
80% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Uniformity:	COD Standards met? N/A
	COD: Excellent
	COV: Excellent
	PRD: No Observed Bias
PRB:	Unacceptable Bias towards High Priced

COMMENTS:	
Residential Value Group: 4	

1.1% of the originally available population has been trimmed.
Outliers Reviewed using Std. Score 3 Std Dev.

Below 0.6855 (4 sales) and Above 1.2983 (2 sales)

Secondary Category(ies) with sales		
Count	Category	Description
9	26	Res Condominiums
3	1234	Improved Rural Res Tract
94	1537	Improved Rural Res Sub
432	2041	Improved Urban Res

COV/COD	
Expected	125%
Observed	130%

PRELIMINARY

FINAL

Date	Analyst
4/3/2023	Jase Cundick

Price Related Bias Exists
PRB is SIGNIFICANT @ 90%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1

Time Adjustment Review

Time Adjustment APPLIED: 0.00%

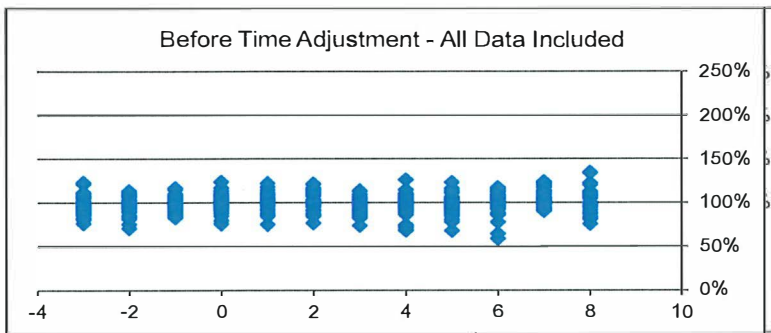
NONE Time	Original	Residual		
Quarterly GeoMean	0.14%	0.14%		
Quarterly Averages	0.53%	0.53%		
Quarterly Medians	0.67%	0.67%		
Slope Results	0.40%	0.40%		
Sales Ratios (Before)	Counts	Average	Median	
1st 3 Mos.	167	97.32%	97.11%	
2nd 3 Mos.	117	101.22%	100.92%	
3rd 3 Mos.	150	98.22%	98.75%	
4th 3 Mos.	104	101.97%	102.99%	

Combined Categories

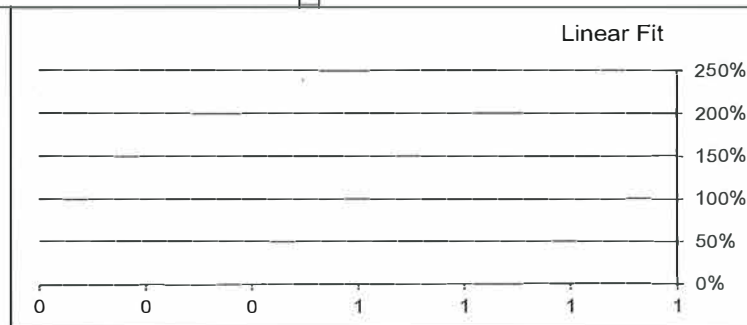
Category	Sales Count	
26	9	Res Condominiums
1234	3	Improved Rural Res Tract
1537	94	Improved Rural Res Sub
2041	432	Improved Urban Res

Time analysis was based on sales.

BEFORE



6 Influential data point(s)
removed



Sales Ratios (After)	Counts	Average	Median	
1st 3 Mos.	167	97.32%	97.11%	
2nd 3 Mos.	117	101.22%	100.92%	
3rd 3 Mos.	150	98.22%	98.75%	
4th 3 Mos.	104	101.97%	102.99%	

No Outliers Found

AFTER

Time Adjustment Considered,

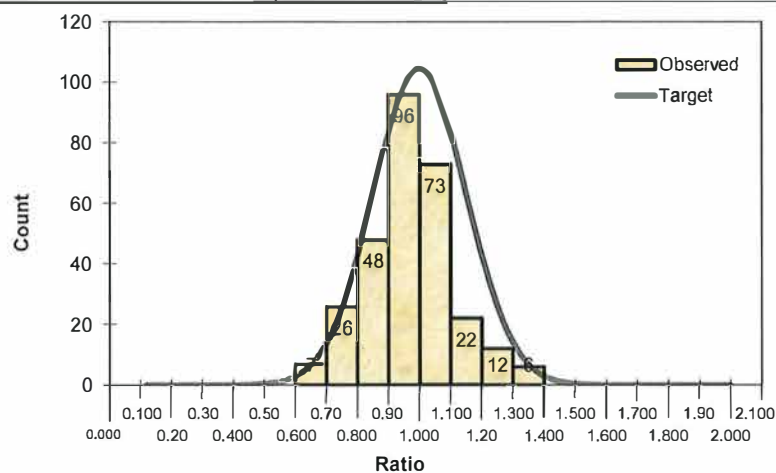
Boise Independent #1 - See Secondary Category(ies) Section below for details.

Outlier Sales List	Parcel Number	Category	Sale Date	2022 Assessed		Sale Price	Adj. Sales Price	Adj. Ratio
				Value				
	1 R9583920130		2041 07/08/2022	713,700		1,209,223	1,209,223	59.021%
	2 R7909030840		2041 07/15/2022	848,800		1,309,296	1,309,296	64.829%
	3 R6120510020		2041 06/16/2022	848,400		1,247,338	1,247,338	68.017%
	4 S0629110408		2041 05/31/2022	781,500		1,144,340	1,144,340	68.293%
	5 R7475840640		2041 09/09/2022	797,300		594,598	594,598	134.091%
	6 R1955010894		2041 09/08/2022	700,000		519,892	519,892	134.643%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1	See Secondary Category(ies) Section below for details.	Combined Categories	TIME PERIOD STUDIED	
RATIO STUDY Not Official until 'FINAL' dated & initialed	Using 2022 Assessed Values	Assessment Date:	From:	To:
		01/01/2022	10/01/2021	09/30/2022
Sales Price is Time Adjusted	Time Adjustment Considered, but not Applied.			

SAMPLE STATISTICS	
Sample size (n)	290
Total Assessed Value	\$327,391,100
Total Adjusted Sales Price	\$345,412,790
Mean Assessed Value	\$1,128,935
Mean Adjusted Sales Price	\$1,191,079
Standard Deviation AV	\$157,598
Standard Deviation SP	\$268,891
Median Assessed Value	\$1,107,700
Median Sales Price	\$1,152,585
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	97.13%
Median Ratio	98.42%
Weighted Mean Ratio	94.78%
Geometric Mean Ratio	96.15%
UNIFORMITY	
Lowest Ratio	63.98%
Highest Ratio	134.96%
Coefficient of Dispersion	10.70%
Standard Deviation	13.75%
Coefficient of Variation	14.16%
Price-Related Bias	-0.3319
Price-Related Differential	1.02
RELIABILITY	
90% Confidence Intervals:	Lower Upper
Around the Mean	95.80% 98.46%
Around the Median	96.65% 99.07%
Around the Weighted Mean	93.37% 96.19%
Around the COD	9.70% 11.90%
Around the PRB	-0.3870 -0.2768
Probability True Mean 90-110	Approx. 100%
80% Confidence Intervals:	Lower Upper
Around the Mean	96.09% 98.16%
Around the Median	97.18% 98.99%
Around the Weighted Mean	93.68% 95.88%
NORMALITY Test Results:	Normal
Chi Square Test	Normal
Binomial Test	N/A
i.e., Insufficient evidence of Non-Normality	
Mann-Whitney Test	-11.1363
Significance of Value Related Inequity - Strong	
D'Agostino-Pearson	Normal
Shapiro-Wilk W	N/A
Kurtosis (2.5 - 4) = 3.18	Acceptable
Skew (-0.5 - 1) = 0.16	Acceptable
COD Standard	Maximum
See Secondary Category(ies) Section	15.00%



Compliance Checks:	
Level:	Compliance Met?
90% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
80% Confidence Interval:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Uniformity:	COD Standards met? N/A
	COD: Very Good
	COV: Very Good
	PRD: No Observed Bias
PRB:	Unacceptable Bias towards High Priced

COMMENTS:	
Residential Value Group: 5	

No data 'lost' to trim.
Outliers Reviewed using Std. Score 3 Std Dev.
Below 0.5588 (0 sales) and Above 1.3837 (0 sales)

Secondary Category(ies) with sales		
Count	Category	Description
11	26	Res Condominiums
1	1234	Improved Rural Res Tract
39	1537	Improved Rural Res Sub
239	2041	Improved Urban Res

PRELIMINARY

FINAL

Date	Analyst
4/3/2023	Jase Cundick

COV/COD	
Expected	125%
Observed	132%

May be a Non-Representative Sample
Price Related Bias Exists
PRB is SIGNIFICANT @ 90%

Boise Independent #1 - See Secondary Category(ies) Section below for details.

Boise Independent #1

Time Adjustment Review

Time Adjustment APPLIED: 0.00%

NONE Time

	<u>Original</u>	<u>Residual</u>
Quarterly GeoMean	0.07%	0.07%
Quarterly Averages	0.36%	0.36%
Quarterly Medians	0.28%	0.28%
Slope Results	-0.01%	-0.01%

Sales Ratios (Before)

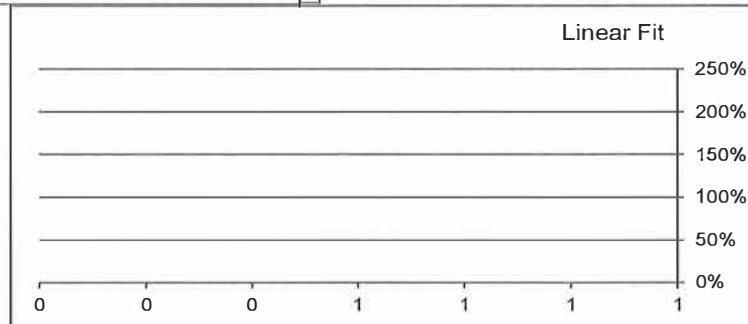
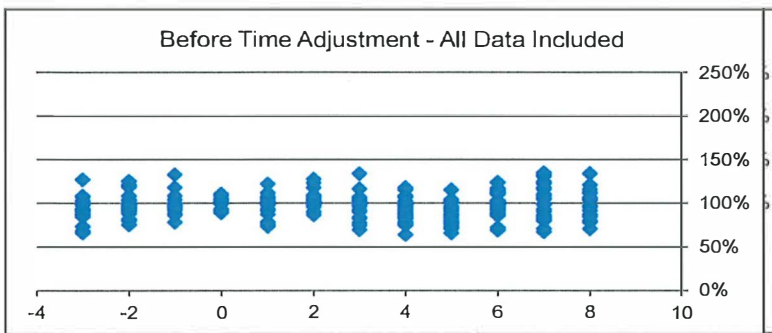
	<u>Counts</u>	<u>Average</u>	<u>Median</u>
1st 3 Mos.	73	97.41%	97.68%
2nd 3 Mos.	64	100.13%	100.28%
3rd 3 Mos.	75	90.74%	89.86%
4th 3 Mos.	78	100.54%	100.15%

Combined Categories

<u>Category</u>	<u>Sales Count</u>	
26	11	Res Condominiums
1234	1	Improved Rural Res Tract
1537	39	Improved Rural Res Sub
2041	239	Improved Urban Res

Time analysis was based on sales.

BEFORE



Sales Ratios (After)

	<u>Counts</u>	<u>Average</u>	<u>Median</u>
1st 3 Mos.	73	97.41%	97.68%
2nd 3 Mos.	64	100.13%	100.28%
3rd 3 Mos.	75	90.74%	89.86%
4th 3 Mos.	78	100.54%	100.15%

No Outliers Found

AFTER

Time Adjustment Considered,