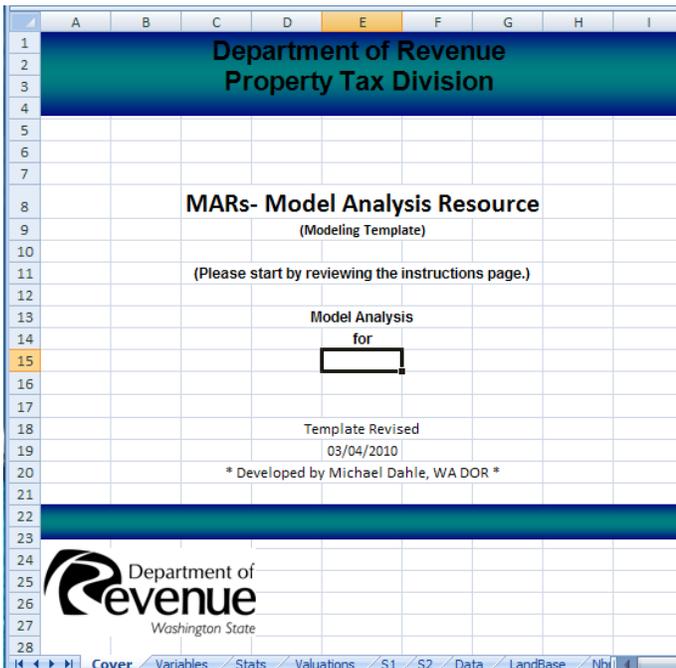


MARS

MARS (the Model Analysis Resource) is a tool developed by the Washington Department of Revenue's (DOR) Property Tax Division for statewide county assessor's offices to use in specification and calibration of valuation models. The tool is available as a Microsoft Excel template.

Below are several screenshots from MARS



	A	B	C	D
1	Statistical Results			
2				
3				
4	Measures	Models		
5		Scenario 1	Scenario 2	Scer
6	Count	33	33	
7	Minimum Ratio	0.95	0.92	
8	Maximum Ratio	1.30	1.26	
9	Range	0.3479	0.3395	
10				
11	Mean Ratio	0.9961	0.9912	
12	Median Ratio	0.9778	0.9632	
13	Weighted Mean	0.9860	0.9865	
14	Sum of the Square of Deviations	0.1242	0.1035	
15	Average Absolute Deviation	0.0359	0.0335	
16	Standard Deviation	0.0623	0.0569	
17				
18	COD- Coefficient of Dispersion	3.6690	3.4078	
19	COV- Coefficient of Variation	6.2539	5.7392	
20	PRD- Price-Related or Factor Differential	1.0103	1.0047	
21				
22				
23				
24				
25				

	A	B	C	D	E	F	G	H	I	J	K
1	Scenario 1 Model Results										
2									Land		
3	PIN	SaleDate	SalePrice	AV	Land	Improv	Total	Ratio	LandBase	Nbrhd	Acreage
4	351000	02/14/08	189500	0	85000	100300	185300	0.98	50000	500	0
5	351001	11/28/08	185509.6	0	83100	97885	180985	0.98	60000	600	0
6	351002	12/15/08	192251.6	0	96600	93748.13	190348	0.99	60000	600	0
7	351003	03/09/08	214058.8	0	94000	131325	225325	1.05	50000	500	0
8	351205	05/11/08	248176.7	0	92040	144318.8	236359	0.95	50000	7500	540
9	351206	07/23/08	237322.3	0	98170	132240	230410	0.97	60000	9000	1170
10	351207	08/09/08	308035.4	0	175875	117492	293367	0.95	60000	9000	3375
11	351208	09/03/08	293223.5	0	199120	101622	300742	1.03	50000	7500	6120
12	351209	03/08/08	377962	0	216490	154061	370551	0.98	60000	9000	5490
13	351210	05/13/08	374732.4	0	189640	167248	356888	0.95	60000	9000	4140
14	351211	03/02/08	320645.6	0	157000	155825	312825	0.98	50000	7500	11000
15	351212	11/11/08	237451.5	0	187800	52050	239850	1.01	60000	9000	8800
16	351213	10/07/08	320557.8	0	210100	107284	317384	0.99	60000	9000	14600
17	351214	06/25/08	109234.1	0	104995	37040	142035	1.30	50000	7500	495
18	351624	04/23/08	252116.7	0	162225	87395.5	249621	0.99	50000	-2500	42225
19	351625	01/06/08	232403.9	0	62510	158827	221337	0.95	50000	-2500	14010
20	351626	02/26/08	162269.5	0	84200	80540.63	164741	1.02	60000	-3000	17700
21	351627	08/17/08	310119.7	0	91380	206812	298192	0.96	50000	-2500	23880
22	351628	02/27/08	312150	0	97110	200175.7	297286	0.95	50000	-2500	23610
23	351629	12/09/08	268806.7	0	86180	172288	258468	0.96	50000	-2500	19680
24	351630	10/30/08	229709.1	0	89500	135705	225205	0.98	50000	-2500	25500
25	351631	02/07/08	191059.3	0	97750	103365	201115	1.05	60000	-3000	23250