

MRA Coefficients Report

Market Area: **Townhome**

TaxYear: **2026**

Appraisal

Analysis of Variance

Townhome			
SOURCE	SUM SQUARES	DEGREES of FREEDOM	MEAN SQUARE
TOTAL CORRECTED	3071988642459.1	460	6678236179.2589
REGRESSION	2666168850111.64	8	333271106263.955
RESIDUAL	405819792347.456	452	897831398.998796

Coefficients List

Townhome

R² 0.8678
Standard Error of Estimate 29,963.8348
Coefficient of Variation 9.4624

VARIABLE	COEFFICIENT	STD ERR	TVALUE	95% CONFIDENCE		PAR	F TEST	Cons Type	Low	High
_CONSTANT	-174,794.2925						371.1956			
preciationandCondition	-0.7618	0.0546	-13.9524	-0.87	-0.65	0.30	194.6689			
DSSF	0.0000							1	0.0000	0.0000
LandValue	1.0000							1	1.0000	1.0000
MiscImpValue	1.0000							1	1.0000	1.0000
OutdoorKitchenValue	1.0000							1	1.0000	1.0000
PoolValue	1.0000							1	1.0000	1.0000
Carport	36.7500							1	36.7500	72.2500
OP	36.9862	18.3277	2.0180	1.06	72.91	0.01	4.0725		35.0000	47.5300
ScP	55.3300							1	40.3200	55.3300
GarageDet	56.7726	13.2091	4.2980	30.88	82.66	0.04	18.4727		20.0000	60.0000
EP	69.8600							1	69.8600	69.8600
GarageAttQFact	86.6693	12.4771	6.9463	62.21	111.12	0.10	48.2507		71.0100	71.0100
TLAQFact	99.1096	4.2454	23.3452	90.79	107.43	0.55	544.9971			
GarwithLA	125.0000							1	125.0000	165.0000
Bedroom	5,200.0000							1	5200.0000	9000.0000
HalfBathNum	8,711.3151	3,418.9177	2.5480	2,010.24	15,412.39	0.01	6.4922		9750.0000	9750.0000
Spa	13,250.0000							1	3250.0000	2500.0000
FullBathNum	15,736.8684	3,944.8485	3.9892	8,004.97	23,468.77	0.03	15.9139		4250.0000	1250.0000
Elevators	40,000.0000							1	0000.0000	0000.0000
LocAdj	138,044.9429	4,773.2291	28.9207	128,689.41	147,400.47	0.65	836.4047		1.0000	1.0000
Variables Used	21									