

***** MINKOWSKI SIMILARITY METRIC DEFINITIONS REPORT *****

THE MINKOWSKI SIMILARITY METRIC IS A CITY-BLOCK (TAXI-CAB) METRIC (WITH AN EXPONENT OF 1.0)
AND IS DEFINED BY 31 VARIABLES

VARIABLE		
NO.	NAME	WEIGHT
72	PARCEL USE CODE	500000.00
73	AREA CODE	-100000.00
197	BUILDING TYPE	100000.00
204	EFFECTIVE YEAR BUILT	2000.00
206	QUALITY	10000.00
207	INTERIOR CONDITION	5000.00
208	EXTERIOR CONDITION	5000.00
221	CENTRAL AIR CONDITNG	2000.00
244	BASEMENT TYPE	10000.00
247	FINISHED BSMT AREA	20.00
250	LIVING AREA	75.00
350	LOT SIZE METRIC	5.00
403	SALE/ASSMT COMP	0.25
410	TOTAL BATHS	5000.00
416	INGROUND POOL	7500.00
417	FIREPLACES	2000.00
418	BASEMENT FINISH QUAL	5000.00
419	GARAGE METRIC	12000.00
426	RAIL LINE	10000.00
427	COMMERCIAL	10000.00
428	PARK	20000.00
429	ASSIN RIVER	50000.00
430	RED RIVER	50000.00
431	SEINE RIVER	40000.00
432	STURGEON CRK	40000.00
433	BUNNS CREEK	40000.00
434	LASALLE RVR	40000.00
435	RET POND	40000.00
436	TRAFFIC	10000.00
437	CORNER	5000.00
438	UNSERVICED	5000.00

VARIABLE NO. 197 BUILDING TYPE

LEVEL	NAME	LINEARIZED
		VALUE
1	ONE STOREY	1.00
2	BI-LEVEL	1.50
3	3 LEVEL SPLI	2.00
4	4 LEVEL SPLI	2.50
5	ONE & 1/2 ST	5.50
6	ONE & 3/4 ST	5.00

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LEVEL	NAME	LINEARIZED VALUE
7	TWO STOREY	3.50
8	TWO & 1/2 ST	4.00
9	MOBILE HOME	10.00
10	TWO/ONE STOR	3.00

VARIABLE NO. 206 QUALITY

LEVEL	NAME	LINEARIZED VALUE
1	POOR	1.00
2	LOW	2.50
3	FAIR	3.50
4	AVERAGE	4.00
5	AVERAGE TO G	4.50
6	GOOD	5.00
7	EXCELLENT	5.50
8	SUPERIOR	7.00

VARIABLE NO. 207 INTERIOR CONDITION

LEVEL	NAME	LINEARIZED VALUE
1	POOR	1.00
2	FAIR	2.00
3	AVERAGE	3.00
4	GOOD	4.00
5	VERY GOOD	4.50
6	EXCELLENT	5.00
7	SUPERIOR	5.00

VARIABLE NO. 208 EXTERIOR CONDITION

LEVEL	NAME	LINEARIZED VALUE
1	POOR	1.00
2	FAIR	2.00
3	AVERAGE	3.00
4	GOOD	4.00
5	VERY GOOD	4.50
6	EXCELLENT	5.00
7	SUPERIOR	5.00

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VARIABLE NO. 244 BASEMENT TYPE

LEVEL	NAME	LINEARIZED
		VALUE
1	SLAB	1.00
2	SURFACE FOUN	2.00
3	FULL BASEMEN	5.00
4	PART BASEMEN	3.00
5	FULL - PART	5.00
6	DUGOUT	2.00
7	WALKOUT BASE	6.50

VARIABLE NO. 418 BASEMENT FINISH QUAL

LEVEL	NAME	LINEARIZED
		VALUE
1	FAIR	2.00
2	AVERAGE	2.50
3	GOOD	3.00
4	NONE	1.00

***** COMPARABLES SELECTION PARAMETERS REPORT *****

5 COMPARABLES ARE TO BE SELECTED FOR EACH SUBJECT
USING ONLY ACTUAL SALES
AND PRECLUDING THE SUBJECT ITSELF FROM BEING SELECTED.

A GLOBAL SEARCH WILL BE PERFORMED
WITH A MAXIMUM SIMILARITY THRESHOLD OF 500000.00
AND ACCEPTING ACTUAL SALES RANGING IN PRICE FROM 1000.00 TO *****

NO COMPARABLE SELECTION RESULTS ARE TO BE STORED IN THE MARKET DATA FILE

THE COMPUTED COMPARABLES ESTIMATE OF VALUE WILL BE THE WTD MEAN OF THE ACTUAL VALUES