

Qu	al	Co	Block No.	Lot No.	de	Property Location	Pro-ty	Tax Map	Zoni	De	Acree	sig	Yr.	Built	SQ. Ft.	Sale Date	Sales Price	NU Code	Pro-posed	2017 Ass	2016 Ass	2017 Ass Diff.	2016 Ass Diff.	Sq.Ft. Diff.	1999 Sq. Ft. Price	Fairway 3 Sq.ft constrct price vs. my F'3	2016 Ass	Comments
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# 1. The compiled data below denotes a major flaw in the 2017 Proposed Assessment. As noted, the Fairways and Enclave homes sold and listed for sale consistently verify that the 2017 assessment for land and dwelling is overstated by approximately 10.1%(a). This flaw exists because the 2017 Assessment has not factored in the negative changes that have & continue to occur in the local area:- sale of Eagle Ridge Golf Course, continued uncontrolled growth and massive congestion on area roads, increased pollution and diminishing quality of life imposed on seniors, loss of wildlife, trees and so on. Because the Fairways and Enclave homes sold and listed for sale reflects the negative financial impact, i.e., the true value of homes in the adult communities, which has not been reflected in the 2017 Proposed Assessment, the Assessment is overstated by approximately 10%.

2017 Proposed Assessment vs. Fairways and Enclave homes sold and homes listed for sale.

Prepared by: Joe Violante

# 2. 2017 Comp.'s - Fairways and Enclave Homes Sold

																				Date of Sale	Total Sale Price	2017 Ass Over Sale	2017 Ass % Over Sale	Comments																							
524.11	5	3 SCHOOLHOUSE LAN	2	95	R40	FRWY	0.15	3	FAIRWAYS I	1999	1,901	07/12/2000	187900	7	245300	205500	1/13/17	225000	20300	-0.08276																											
524.01	69	74 ROSEWOOD DRIVE	2	95	R40	FRWY	0.15	3	FAIRWAYS I	1999	1,901	02/09/2001	193900	7	249100	205500	1/13/17	237500	11600	-0.04657																											
524.1	18	67 ROSEWOOD DRIVE	2	98	R40	FRWY	0.16	2	FAIRWAYS II	1999	2,947	12/08/2015	362000		341900	243000	1/24/17	330000	11900	-0.03481																											
524.18	14	37 STRAWBERRY LANE	2	96	R40	FRWY	0.12	3	FAIRWAYS I	1999	2,041	06/18/1999	191900	7	257600	220600	2/7/17	242500	15100	-0.05862																											
524.02	116	2 ROSEWOOD COURT	2	96	R40	FRWY	0.16	3	FAIRWAYS III	1999	2,196	05/25/2011		1	1	282000	230800	2/8/17	265000	17000	-0.06028																										
524.01	165	8 HOLLY COURT	2	94	R40	FRWY	0.17	3	FAIRWAYS III	1999	2,358	08/30/2016	288000	10	298000	229100	8/30/16	288000	10000	-0.03356																											
524.01	33	45 SKYLINE DRIVE	2	98	R40	FRWY	0.14	3	FAIRWAYS I	1999	1,901	02/05/2016	250000			250400	205500	2/13/17	225000	25400	-0.10144																										
524.19	23	29 VALLEY STREAM LA	2	98	R40	FRWY	0.17	2	FAIRWAYS II	1999	2,755	12/23/1999	229300	7	313500	225300	3/3/17	282000	31500	-0.10048	Loft																										
533.01	52	252 ENCLAVE BOULEV	2	92	R20C	ENCL	0.17	2	WINDSOR II	2005	3,081	02/08/2016	309333	26	348000	336000	3/9/16	309333	38667	-0.11111																											
533.02	69	188 ENCLAVE BOULEV	2	93	R20C	ENCL	0.22	3	BUCKINGHAM	2007	2,485	08/30/2010	340000			340100	303700	3/10/17	327500	12600	-0.03705																										
533.02	16	82 ENCLAVE BOULEVA	2	92	R20C	ENCL	0.15	3	WINDSOR I	2004	2,141	03/24/2016	270000	10	315900	230100	4/6/16	270000	45900	-0.1453																											
524.03	8	71 FOXWOOD ROAD	2	94	R40	FRWY	0.00	2	FAIRWAYS II	1999	2,971	08/30/2016	300000	10	361400	292100	9/8/16	300000	61400	-0.16989																											
524.03	6	67 FOXWOOD ROAD	2	94	R40	FRWY	0.25	3	FAIRWAYS IV	1999	2,392	08/30/2016	240000	10	303100	250300	9/8/16	240000	63100	-0.20818																											
533.06	58	710 MICHAEL COURT	2	93	R20C	ENCL	0.19	2	WINDSOR II	2005	2,598	09/01/2016	290000	26	347500	336800	9/14/16	290000	57500	-0.16547																											
524.14	20	46 FOXWOOD DRIVE	2	96	R40	FRWY	0.18	3	FAIRWAYS III	1999	2,208	06/10/2016	280000			282900	232100	6/10/16	280000	2900	-0.01025																										
524.02	140	46 FOXWOOD ROAD	2	94	R40	FRWY	0.19	3	FAIRWAYS IV	1999	2,232	07/18/2016		1	18	281600	240100	7/18/16	270000	11600	-0.04119																										
524.22	7	12 SCHOOLHOUSE LA	2	95	R40	FRWY	0.15	2	FAIRWAYS II	1999	2,971	09/30/2016	260000	10	323200	280400	9/30/16	260000	63200	-0.19554																											
524.02	70	162 SKYLINE DRIVE	2	96	R40	FRWY	0.15	3	FAIRWAYS IV	1999	2,232	11/23/2015		1	1	283400	236600	11/23/15	236600	46800	-0.16514																										
																						<u>2017 Assessment Over Sales Price of Homes Sold:</u>		<u>4878433</u>		<u>5424900</u>		<u>-0.10073 (a)</u>																			
																						<u>Proof:</u>		<u>5424900</u>		<u>546467</u>		<u>-0.10073 (a)</u>																			

**Sales of 2016 and 2017 Fairways & Enclave Models:**  
Comparing sales prices for current homes sold (left) vs. the 2017 assessment for these homes verifies that the 2017 assessment is in error. The current sale price vs. the respective 2017 assessment denotes an overstatement in the 2017 ass. of 10.1%(a) below. Current arm's length transactions (ALT) reflect the true value for both land & dwellings and the 2017 assessment should also reflect this, which it does not. In each case the 2017 assessment exceeds the actual 2015-2017 sales price for homes sold. Accordingly, the 2017 assessment is overstated since it does not reflect the true market value currently paid for both land & dwelling.

# 3. 2017 Fairways And Enclave Homes for Sale

																				Days on Market	2017 Asking Price	2017 Ass Over Ask Price	2017 Ass % Over Asking Price	Comments
524.16	21	5 WELLINGTON LANE	2	96	R40	FRWY	0.10	2	FAIRWAYS II	1999	2,983	08/12/2014	0	10	328400	269600	221	299900	28500	-0.08678				
524.01	143	3 SANDHURST ROAD	2	95	R40	FRWY	0.17	3	FAIRWAYS IV	1999	2,246	11/02/2000	205100	7	282300	231700	282	270000	12300	-0.04357				
524.09	10	19 ROSEWOOD DRIVE	2	95	R40	FRWY	0.17	3	FAIRWAYS III	1999	2,208	07/09/2007	0	1	290400	232100	155	249995	40405	-0.13914				
524.13	41	31 MORNING GLORY L	2	97	R40	FRWY	0.18	3	FAIRWAYS III	1999	2,196	03/08/2014	1	1	284300	230800	36	271999	12301	-0.04327				
524.19	41	46 OAKMONT ROAD	2	97	R40	FRWY	0.11	3	FAIRWAYS III	1999	2,196	01/07/2004	365000			279700	243400	23	269900	9800	-0.03504			
524.02	37	145 SKYLINE DRIVE	2	97	R40	FRWY	0.11	3	FAIRWAYS III	1999	2,346	04/01/2003	0	25	316100	246600	1	299900	16200	-0.05125	Golf Course Prop.			
524.02	140	46 FOXWOOD ROAD	2	94	R40	FRWY	0.19	3	FAIRWAYS IV	1999	2,232	07/18/2016	1	18	281600	240100	117	256701	24899	-0.08842				
524.02	150	66 FOXWOOD ROAD	2	94	R40	FRWY	0.19	3	FAIRWAYS IV	1999	2,246	10/31/2013	1	4	287100	227900	271	284900	2200	-0.00766				
524.03	11	77 FOXWOOD ROAD	2	94	R40	FRWY	0.20	3	FAIRWAYS I	1999	2,021	09/26/2001	205800	7	257700	203800	77	244999	12701	-0.04929				
533.02	25	100 ENCLAVE BOULEV	2	93	R20C	ENCL	0.15	3	WINDSOR I	2004	2,400	12/16/2004	300800	7	320000	318100	396	289000	31000	-0.09688				
533.02	81	212 ENCLAVE BOULEV	2	93	R20C	ENCL	0.13	3	WINDSOR I	2006	2,467	02/22/2007	449258	7	326800	285900	222	299900	26900	-0.08231				

To further prove that the 2017 assessment is in error I prepared a table of 2017 Homes For Sale (left) vs. the 2017 assessment for these homes. The aggregate 2017 assessment for these homes is in excess of the aggregate listed sales price by 6.674%(b). Because buyers offer a price below the asking price, after factoring this in, the sales price will be less than the asking price and the over assessment will approximate 10.1%. The study verifies that the 2017 Ass. for Fairways and Enclave homes for sale exceeds the true value for said homes, again proving that the 2017 Proposed Assessment for land and dwelling is overstated.

2017 Assessment Over Asking Price of Homes for Sale: 3037194 3254400 -0.06674 (b)