

DOCKETED

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Fountain Wind Real Estate Values Supporting Data

The file is a PDF of the Excel Workbook containing the Worksheets providing supporting data for the "Effect on Real Estate Values In Surrounding Residential Communities in Northeast Shasta County" study submitted earlier to the Docket. Excel files were not allowed to be uploaded to the Docket.

Additional submitted attachment is included below.

**BURNEY, MONTGOMERY CREEK AND ROUND MOUNTAIN COMMUNITIES
RESIDENTIAL SALES - RESULTS**

Without Filtering for Outliers	
Average Increase (All):	46.53%
Average Increase (B):	43.16%
Average Increase (MC):	82.24%
Average Increase (RM):	95.66%

Data Points
70
65
2
3

With Filtering for Outliers	
Average Increase (All):	47.66%
Average Increase (B):	45.84%
Average Increase (MC):	18.33%
Average Increase (RM):	95.66%

Data Points
67
63
1
3

BURNEY, MONTGOMERY CREEK AND ROUND MOUNTAIN COMMUNITIES RESIDENTIAL SALES - ORIGINAL DATA SET																													
ADDRESS						ASSESSMENT								YEAR OF SALE												Notes			
ID.	Comm.	No.	Street	City	State	Zip	Type	Sq. Ft.	Distance (Miles)	Previous Sale Since 2010?	Outlier?	Newest Value	Oldest Value	Change in Value	% Change in Value	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009-2005	2004 & Before	Notes
1	B	20385	Carberry Street	Burney	CA	96013	SF	1,274		Y		190000	174500	15500	9%	\$ 190,000		\$ 158,000				\$ 109,500		\$ 116,000	\$ 174,500	\$ 174,500	\$ 91,000	1991 Sale \$91,000	
3	B	22055	Widgeon Ct	Burney	CA	96013	SF	2,808		Y		429000	295000	134000	45%	\$ 429,000	\$ 221,470									\$ 295,000			
8	B	20491	Ontario Ave	Burney	CA	96013	SF	1,326		Y		138000	75000	63000	84%	\$ 138,000			\$ 75,000								\$ 44,500	6-27-17 Sale \$44,500	
9	B	37226	Serpentine Ln	Burney	CA	96013	SF	2,568		Y		320000	299950	20050	7%	\$ 320,000						\$ 299,950							
13	B	37038	Hearth House Ln	Burney	CA	96013	SF	2,207		Y		335000	299000	36000	12%		\$ 335,000		\$ 299,000										
17	B	1606	Sugar Pine St	Burney	CA	96013	SF	1,066		Y		141000	98000	43000	44%		\$ 141,000		\$ 98,000										
19	B	37450	Mountain View Rd	Burney	CA	96013	SF	1,355		Y		157000	130000	27000	21%		\$ 157,000	\$ 130,000											
22	B	20442	Butte St	Burney	CA	96013	SF	1,090		Y		135000	63500	71500	113%		\$ 135,000								\$ 63,500		\$ 155,000		
23	B	20189	Arrowood St	Burney	CA	96013	SF	1,164		Y		145000	135000	10000	7%		\$ 145,000				\$ 135,000						\$ 139,500		
24	B	37195	Blue Way	Burney	CA	96013	SF	780		Y		122500	39900	82600	207%		\$ 122,500				\$ 39,900								
25	B	36355	State Hwy 299 E	Burney	CA	96013	SF	672		Y		50000	33000	17000	52%		\$ 50,000					\$ 32,000	\$ 33,000			\$ 110,000		Additional 2013 Sale \$98,746; 2006 Sale \$86,000	
31	B	20196	Marquette St	Burney	CA	96013	SF	1,034		Y		148000	70000	78000	111%		\$ 148,000						\$ 107,000	\$ 70,000			\$ 86,000	2001 Sale \$86,000	
35	B	20233	Sugar Pine St	Burney	CA	96013	SF	1,582		Y		75000	98600	-23600	-24%		\$ 75,000							\$ 59,500	\$ 98,600		\$ 80,000	1999 Sale \$80,000; Note: short sale 2019 \$75,000	
36	B	21603	Garden Ln	Burney	CA	96013	SF	784		Y		60000	45000	15000	33%		\$ 60,000												
43	B	38015	State Hwy 299 E	Burney	CA	96013	SF	1,095		Y		50289	50000	289	1%		\$ 50,289					\$ 50,000					\$ 25,000	Additional 2004 Sale \$18,000	
46	B	37468	Toronto Ave	Burney	CA	96013	SF	1,601		Y		185000	133000	52000	39%		\$ 185,000							\$ 133,000					
49	B	37642	Toronto Ave	Burney	CA	96013	SF	1,247		Y		80000	57000	23000	40%		\$ 80,000		\$ 57,000										
50	B	20179	Sugar Pine Ct	Burney	CA	96013	SF	952		Y		123000	73000	50000	68%		\$ 123,000							\$ 73,000					
51	B	21645	N. Valjejo St	Burney	CA	96013	SF	1,634		Y		148000	77000	71000	92%		\$ 148,000	\$ 77,000											
52	B	20364	Arrowood St	Burney	CA	96013	SF	1,000		Y		130000	76500	53500	70%		\$ 130,000							\$ 68,500	\$ 76,500	\$ 128,000	\$ 105,000	2003 Sale \$105,000; 2002 Sale 45,500	
56	B	38040	Elderberry Ln	Burney	CA	96013	SF	1,536		Y		169500	150000	19500	13%		\$ 169,500			\$ 150,000									
57	B	20037	Cambria Ct	Burney	CA	96013	SF	1,880		Y		224500	190793	33707	18%		\$ 224,500	\$ 190,793								\$ 378,000	\$ 212,500	2004 Sale \$212,500; additional 2005 Sale \$308,000	
60	B	21667	N. Valjejo St	Burney	CA	96013	SF	1,456		Y		120000	74991	45009	60%		\$ 120,000		\$ 48,600	\$ 74,991							\$ 212,500	2002 Sale \$81,500; 2000 Sales \$51,000, \$71,166	
61	B	20442	Saginaw St	Burney	CA	96013	SF	2,368		Y		215000	157800	57200	36%		\$ 215,000		\$ 89,900	\$ 157,800						\$ 92,000	1998 Sale \$92,000		
62	B	21649	Garden Ln	Burney	CA	96013	SF	1,008		Y		81000	119975	-38975	-32%		\$ 81,000					\$ 80,000	\$ 23,600	\$ 119,975					
64	B	20436	Michigan St	Burney	CA	96013	SF	792		Y		55000	38000	17000	45%		\$ 55,000		\$ 38,000										
67	B	37269	Birch Ave	Burney	CA	96013	SF	1,370		Y		134500	130000	4500	3%		\$ 134,500				\$ 130,000								
70	B	20307	Sugar Pine Ct	Burney	CA	96013	SF	1,104		Y		165000	132500	32500	25%		\$ 165,000						\$ 132,500						
74	B	37129	Superior Ave	Burney	CA	96013	SF	850		Y		63000	37800	25200	67%		\$ 63,000	\$ 49,900						\$ 30,500	\$ 37,800	\$ 92,500	\$ 87,500	2004 Sale \$87,500; 2003 Sale \$52,000; 1998 \$20,000	
78	B	37234	Ontario Ave	Burney	CA	96013	SF	1,030		Y		125000	60000	65000	108%		\$ 125,000						\$ 60,000					\$ 69,500	1997 Sale \$69,500
79	B	21672	Oregon St	Burney	CA	96013	SF	1,273		Y		127000	60000	67000	112%		\$ 127,000		\$ 60,000								\$ 77,000	2002 Sale \$77,000; 2000 Sale \$67,500	
80	B	20594	Burney Ct	Burney	CA	96013	SF	1,240		Y		170000	115000	55000	48%		\$ 170,000							\$ 115,000					
84	B	37979	Clark Creek Rd	Burney	CA	96013	SF	1,500		Y		245000	189000	56000	30%		\$ 245,000				\$ 189,000								
86	B	37413	Oak View St	Burney	CA	96013	SF	1,050		Y		137000	65000	72000	111%			\$ 137,000	\$ 65,000								\$ 36,785	2000 Sale \$36,785	
87	B	20442	Winnipeg St	Burney	CA	96013	SF	1,272		Y		75000	41852	33148	79%			\$ 75,000	\$ 41,852										
88	B	20536	Burney Ct	Burney	CA	96013	SF	1,872		Y		210000	65000	145000	223%			\$ 210,000	\$ 65,000								\$ 140,000	2003 Sale \$140,000	
92	B	20315	Hudson St	Burney	CA	96013	SF	1,349		Y - Statistical on Change in Value		105000	186021	-81021	-44%			\$ 105,000							\$ 104,500	\$ 186,021	\$ 185,000	\$ 76,500	2000 Sale \$76,500; additional 2008 Sale \$100,000
98	B	37228	Ash Ave	Burney	CA	96013	SF	1,128		Y		55000	34600	20400	59%			\$ 55,000	\$ 34,600										
102	B	21706	N. Valjejo St	Burney	CA	96013	SF	1,000		Y		126000	73000	53000	73%			\$ 126,000								\$ 73,000	\$ 150,000		2010 Additional Sale \$96,750
105	B	37400	Ash Ave	Burney	CA	96013	SF	1,658		Y		209000	185000	24000	13%			\$ 209,000						\$ 185,000		\$ 105,000			
111	B	37061	Sapphire Rd	Burney	CA	96013	SF	2,049		Y		267500	237500	30000	13%			\$ 267,500				\$ 237,500				\$ 215,000	\$ 215,000	2002 Sale \$215,000; 1999 Sale \$150,000	
113	B	20312	Hudson St	Burney	CA	96013	SF	1,280		Y		151000	129000	22000	17%			\$ 151,000					\$ 129,000			\$ 130,000			
118	B	37431	Cypress Ave	Burney	CA	96013	SF	1,250		Y		185500	112500	73000	65%			\$ 185,500				\$ 155,000	\$ 155,000	\$ 60,000	\$ 89,500	\$ 112,500	\$ 138,500	2004 Sale \$138,500; 2002 Sale \$107,500	
124	B	20179	Mapleleaf St	Burney	CA	96013	SF	1,182		Y		169000	60500	108500	179%			\$ 169,000		\$ 155,000		\$ 148,000		\$ 60,500			\$ 62,058	Additional 2012 Sale \$62,058; 2001 Sale \$2,000	
126	B	21835	2nd St	Burney	CA	96013	MHR	1,248		Y		143000	65000	78000	120%			\$ 143,000				\$ 82,900			\$ 65,000				
127	B	20461	Shasta St	Burney	CA	96013	SF	1,220		Y		114000	90000	24000	27%			\$ 114,000						\$ 135,000		\$ 90,000	\$ 45,000	\$ 95,000	2004 Sale \$95,000
128	B	37312	Huron Ave	Burney	CA	96013	SF	1,192		Y		70000	60000	10000	17%			\$ 70,000					\$ 60,000						
129	B	37370	Ash Ave	Burney	CA	96013	SF	1,320		Y		75000	66000	9000	14%			\$ 75,000							\$ 66,000	\$ 141,535	\$ 39,836	2004 Sale \$39,836; Foreclosure 2010 \$66,000	
134	B	37448	Birch Ave	Burney	CA	96013	SF	1,045		Y		50400	61750	-11350	-18%			\$ 50,400	\$ 61,750										Fixerup - Built 1953
138	B	20260	Fir S	Burney	CA	96013	SF	532		Y		57500	47974	9526	20%			\$ 57,500		\$ 24,900	\$ 47,974					\$ 75,000	\$ 26,000	2002 Sale \$26,000	
140	B	20540	Ontario Ave	Burney	CA	96013	SF	1,369		Y		89900	91000	-1100	-1%			\$ 89,900	\$ 91,000								\$ 165,000	\$ 142,500	2004 Sale \$142,500
144	B	37105	Sapphire Rd	Burney	CA	96013	SF	1,790		Y		265000	220000	45000	20%			\$ 265,000							\$ 220,000		\$ 150,000	\$ 150,000	2001 Sale \$150,000; Sale 1998 \$130,000
145	B	20542	Hudson St	Burney	CA	96013	SF	1,197		Y		70000	80000	-10000	-13%			\$ 70,000	\$ 80,000		\$ 77,000	\$ 80,000							Fixer
148	B	21646	N. Valjejo St	Burney	CA	96013	SF	1,387		Y		136000	85000	51000	60%			\$ 136,000				\$ 85,000				\$ 104,000			Additional Sale 2009 \$213,601
154	B	20590	Burney Ct	Burney	CA	96013	SF	1,609		Y																			

**BURNEY, MONTGOMERY CREEK AND ROUND MOUNTAIN COMMUNITIES RESIDENTIAL SALES -
OUTLIER CALCULATIONS**

ID.	Change in Value	Outlier?	1st Quartil	3rd Quartile	Inner Quartil	Upper Bound	Lower Bound
1	15500	NO	10000	65500	55500	148750	-73250
3	134000	NO					
8	63000	NO					
9	20050	NO					
13	36000	NO					
17	43000	NO					
19	27000	NO					
22	71500	NO					
23	10000	NO					
24	82600	NO					
25	17000	NO					
26	-53500	NO					
31	78000	NO					
35	-23600	NO					
36	15000	NO					
43	289	NO					
46	52000	NO					
49	23000	NO					
50	50000	NO					
51	71000	NO					
52	53500	NO					
56	19500	NO					
57	33707	NO					
60	45009	NO					
61	57200	NO					
62	-38975	NO					
64	17000	NO					
67	4500	NO					
70	32500	NO					
74	25200	NO					
78	65000	NO					
79	67000	NO					
80	55000	NO					
84	56000	NO					
86	72000	NO					
87	33148	NO					
88	145000	NO					
92	-81021	YES					
98	20400	NO					
102	53000	NO					
105	24000	NO					
111	30000	NO					
113	22000	NO					
118	73000	NO					
124	108500	NO					
126	78000	NO					
127	24000	NO					
128	10000	NO					
129	9000	NO					
131	-16400	NO					
134	-11350	NO					
138	9526	NO					
140	-1100	NO					
144	45000	NO					
145	-10000	NO					
148	51000	NO					
154	-22711	NO					
156	28845	NO					
161	70000	NO					
163	100000	NO					
170	-63261	NO					
172	-5500	NO					
173	-27500	NO					
174	86893	NO					
175	100000	NO					
177	24000	NO					
178	-31640	NO					
190	55000	NO					
191	190000	YES					
193	75000	NO					
194	10000	NO					
195	105357	NO					