

Appendix W

Untitled2

	TotalNetArea
1	20660
2	16350
3	38531
4	17054
5	12175
6	13206
7	13993
8	16800
9	50462
10	12000
11	18708
12	10468
13	25680
14	16000
15	14747
16	10620
17	41434
18	15080
19	17100
20	47525
21	10057
22	38150
23	32000
24	12480
25	21077
26	18576
27	13550
28	16050
29	10165
30	22272

Untitled2

	TotalNetArea
31	14360
32	29350
33	13644
34	12680
35	16000
36	42538
37	10400

Untitled3

	TotalNetArea
1	6657
2	9650
3	3400
4	8003
5	2000
6	20660
7	5364
8	3840
9	16350
10	38531
11	6151
12	17054
13	5000
14	4835
15	5730
16	12175
17	13206
18	9710
19	6292
20	13993
21	5000
22	2250
23	1991
24	4000
25	2677
26	2703
27	16800
28	50462
29	12000
30	4800

Untitled3

	TotalNetArea
31	18708
32	10468
33	25680
34	1507
35	2016
36	16000
37	14747
38	6480
39	8400
40	10620
41	1351
42	1439
43	41434
44	3672
45	6280
46	6657
47	10000
48	2677
49	1500
50	5100
51	1496
52	9280
53	2000
54	15080
55	17100
56	3372
57	2461
58	2688
59	1482
60	3930

Untitled3

	TotalNetArea
61	2461
62	6000
63	126799
64	47525
65	9000
66	5294
67	1786
68	10057
69	7920
70	38150
71	2677
72	32000
73	4624
74	1852
75	7520
76	2025
77	9597
78	8400
79	3785
80	1839
81	2038
82	3000
83	12480
84	3966
85	6927
86	21077
87	1100
88	3200
89	2580
90	18576

Untitled3

	TotalNetArea
91	4808
92	10000
93	2703
94	1078
95	13550
96	7350
97	1539
98	7414
99	16050
100	1467
101	1507
102	8230
103	87760
104	10165
105	720
106	7000
107	22272
108	14360
109	1496
110	1507
111	2250
112	3930
113	2648
114	29350
115	1540
116	13644
117	3295
118	12680
119	2500
120	3200

Untitled3

	TotalNetArea
121	7662
122	16000
123	42538
124	3643
125	1404
126	5000
127	1540
128	1930
129	1540
130	2906
131	7040
132	2000
133	2949
134	8598
135	4560
136	10400

Untitled4

	TotalNetArea
1	13993
2	16800
3	50462
4	25680
5	10165
6	14360
7	10400

```

GET DATA
  /TYPE=XLSX
  /FILE='T:\01 Clients\11 Cities & Municipalities\Regina\2017 - 2020\2017\01 B
OR\Submission Folder\Industrial Appeals\Large Industrial Properties (CAP Rate
Adjustment)\Appendices\VariousSizeGROUPs.xlsx'
  /SHEET=name 'Group A-36'
  /CELLRANGE=FULL
  /READNAMES=ON
  /DATATYPEMIN PERCENTAGE=95.0
  /HIDDEN IGNORE=YES.
EXECUTE.
DATASET NAME DataSet1 WINDOW=FRONT.
EXAMINE VARIABLES=TotalNetArea
  /PLOT BOXPLOT HISTOGRAM NPLOT
  /COMPARE GROUPS
  /STATISTICS DESCRIPTIVES
  /CINTERVAL 95
  /MISSING LISTWISE
  /NOTOTAL.

```

Explore

A1 - 37 Sales: Greater than 10000sqft and less than 65000sqft

Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
Total Net Area	37	100.0%	0	0.0%	37	100.0%

Descriptives

		Statistic	Std. Error	
Total Net Area	Mean	20593.03	1863.380	
	95% Confidence Interval for Mean	Lower Bound	16813.92	
		Upper Bound	24372.14	
	5% Trimmed Mean	19591.19		
	Median	16050.00		
	Variance	128470820.9		
	Std. Deviation	11334.497		
	Minimum	10057		
	Maximum	50462		
	Range	40405		
	Interquartile Range	11033		
	Skewness	1.394	.388	
	Kurtosis	.818	.759	

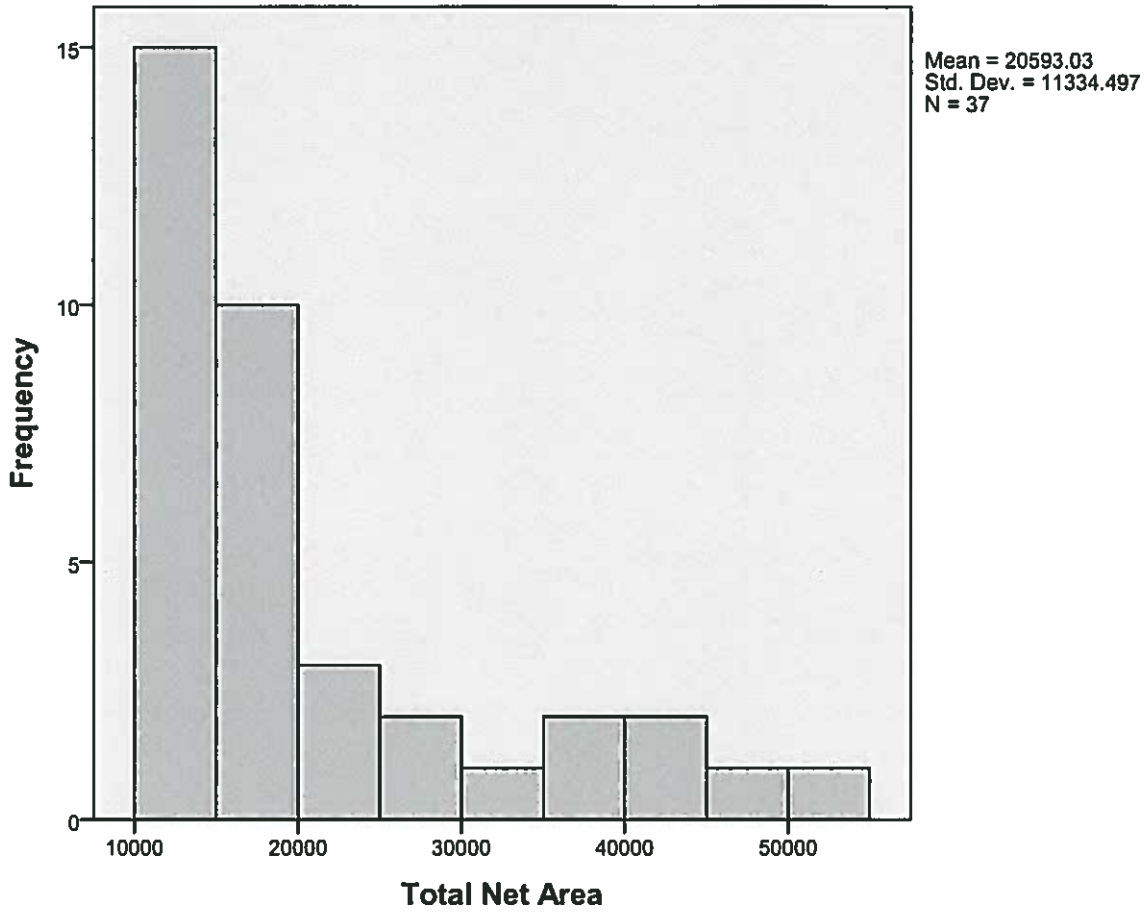
Tests of Normality

	Kolmogorov-Smimov ^a			Shapiro-Wilk		
	Statistic	df	Sig.	Statistic	df	Sig.
Total Net Area	.243	37	.000	.795	37	.000

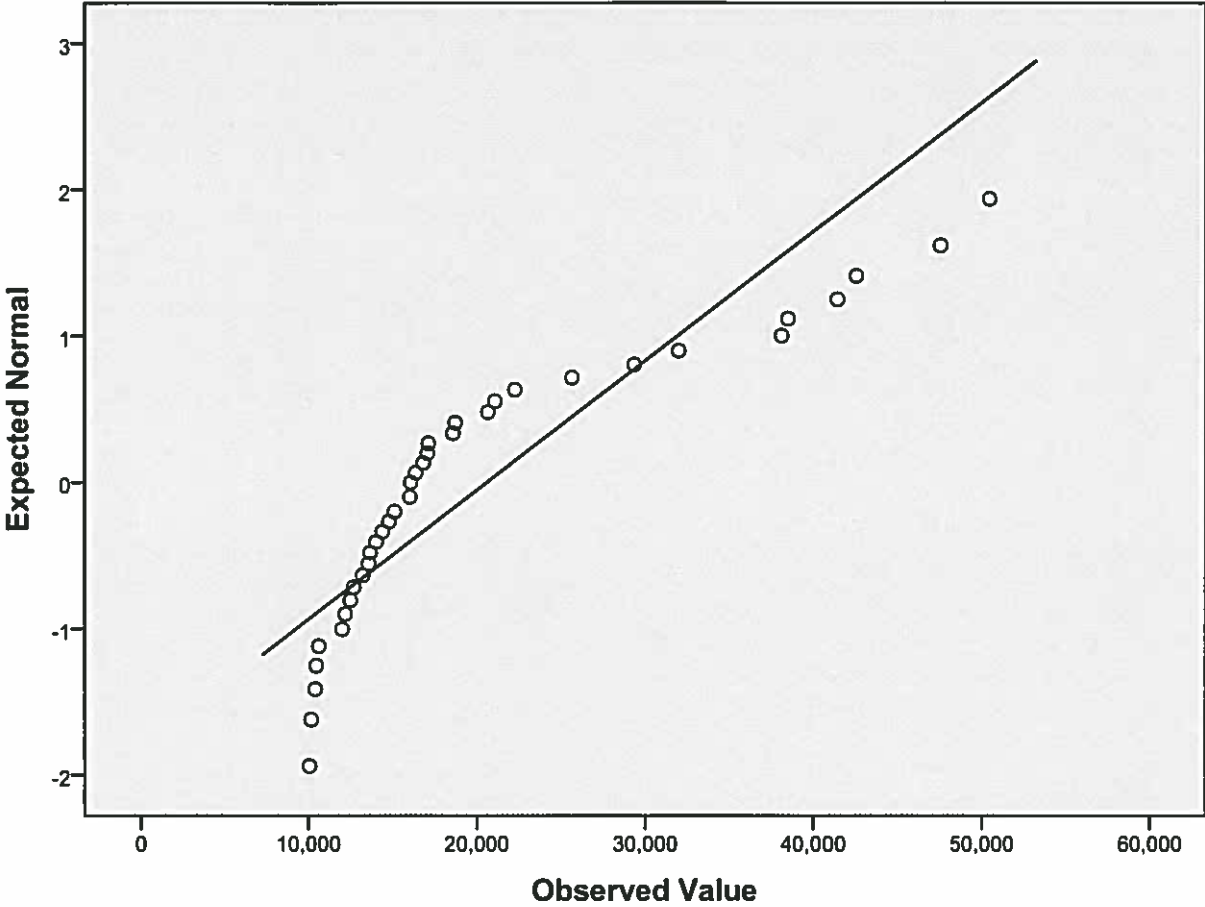
a. Lilliefors Significance Correction

Total Net Area

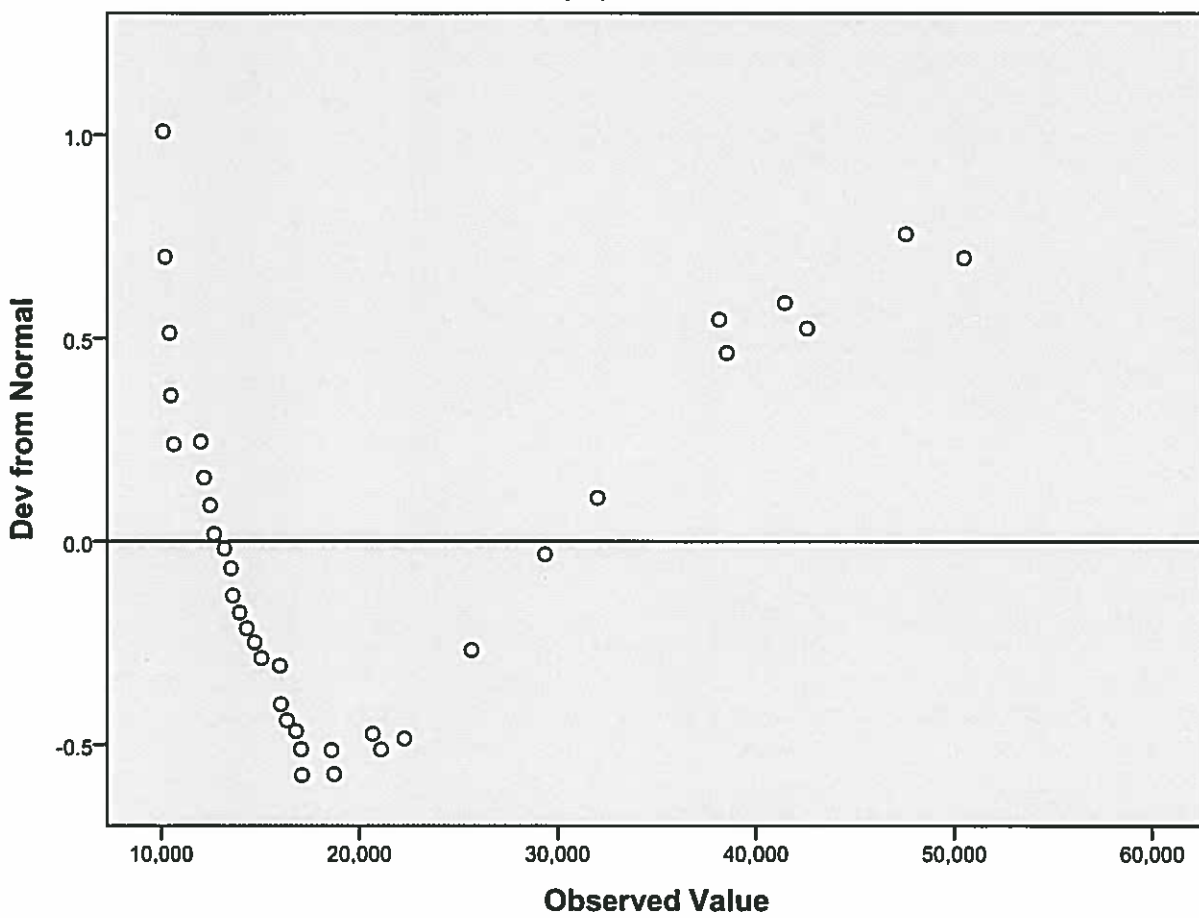
Histogram

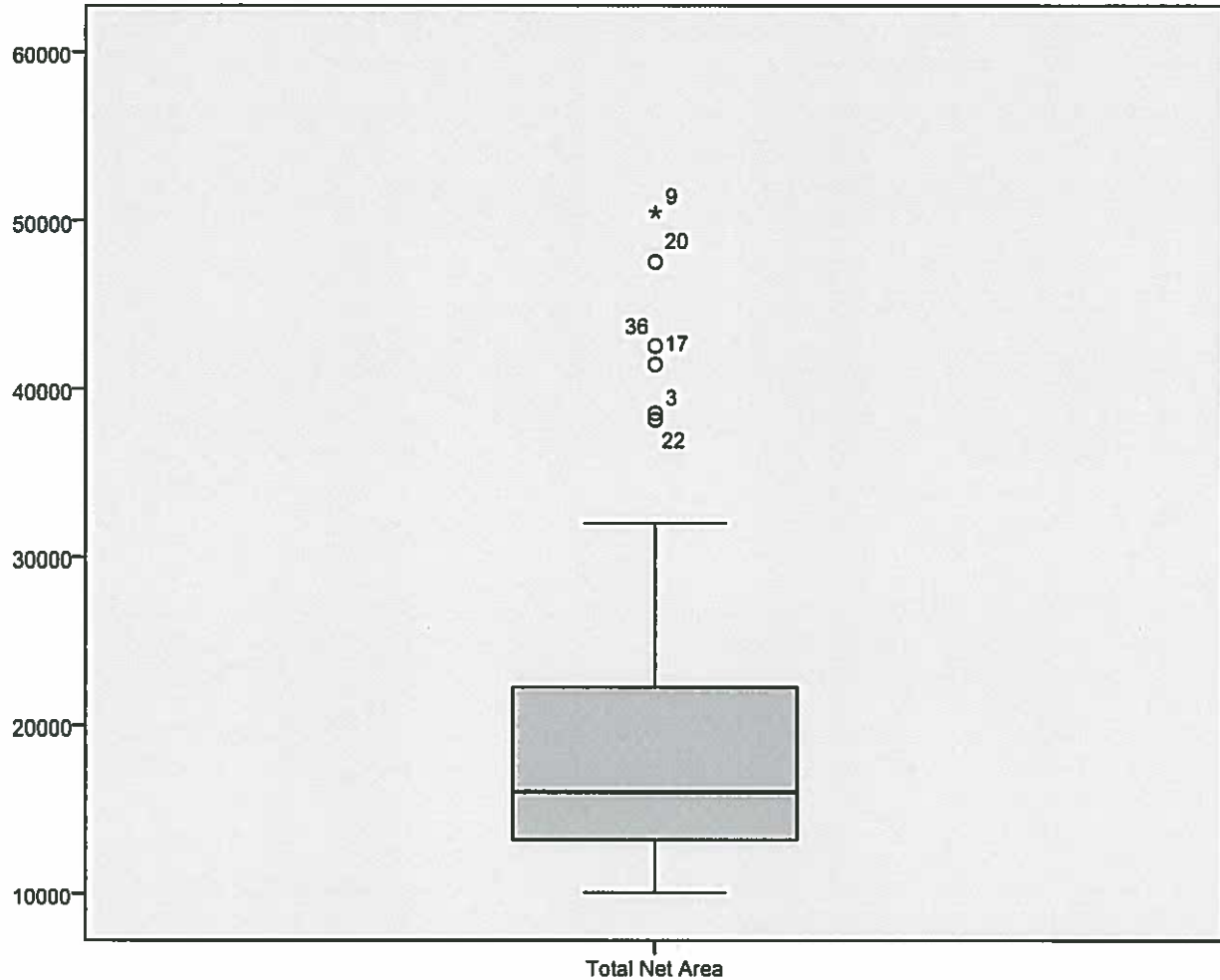


Normal Q-Q Plot of Total Net Area



Detrended Normal Q-Q Plot of Total Net Area





```
DESCRIPTIVES VARIABLES=TotalNetArea
  /STATISTICS=MEAN STDDEV MIN MAX.
```

Descriptives

Descriptive Statistics

	N	Minimum	Maximum	Mean	Std. Deviation
Total Net Area	37	10057	50462	20593.03	11334.497
Valid N (listwise)	37				

```
GET DATA
  /TYPE=XLSX
  /FILE='T:\01 Clients\11 Cities & Municipalities\Regina\2017 - 2020\2017\01 B
OR\Submission Folder\Industrial Appeals\Large Industrial Properties (CAP Rate
Adjustment)\Appendices\VariousSizeGROUPs.xlsx'
  /SHEET=name 'GROUP B-136'
```

```

/CELLRANGE=FULL
/READNAMES=ON
/DATATYPEMIN PERCENTAGE=95.0
/HIDDEN IGNORE=YES.
EXECUTE.
DATASET NAME DataSet2 WINDOW=FRONT.
EXAMINE VARIABLES=TotalNetArea
/PLOT BOXPLOT HISTOGRAM NPLOT
/COMPARE GROUPS
/STATISTICS DESCRIPTIVES
/CINTERVAL 95
/MISSING LISTWISE
/NOTOTAL.

```

Explore

All 136 Sales

Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
Total Net Area	136	100.0%	0	0.0%	136	100.0%

Descriptives

		Statistic	Std. Error	
Total Net Area	Mean	10182.99	1327.775	
	95% Confidence Interval for Mean	Lower Bound	7557.06	
		Upper Bound	12808.92	
	5% Trimmed Mean	7755.54		
	Median	5329.00		
	Variance	239766249.5		
	Std. Deviation	15484.387		
	Minimum	720		
	Maximum	126799		
	Range	126079		
	Interquartile Range	9135		
	Skewness	4.611	.208	
	Kurtosis	27.885	.413	

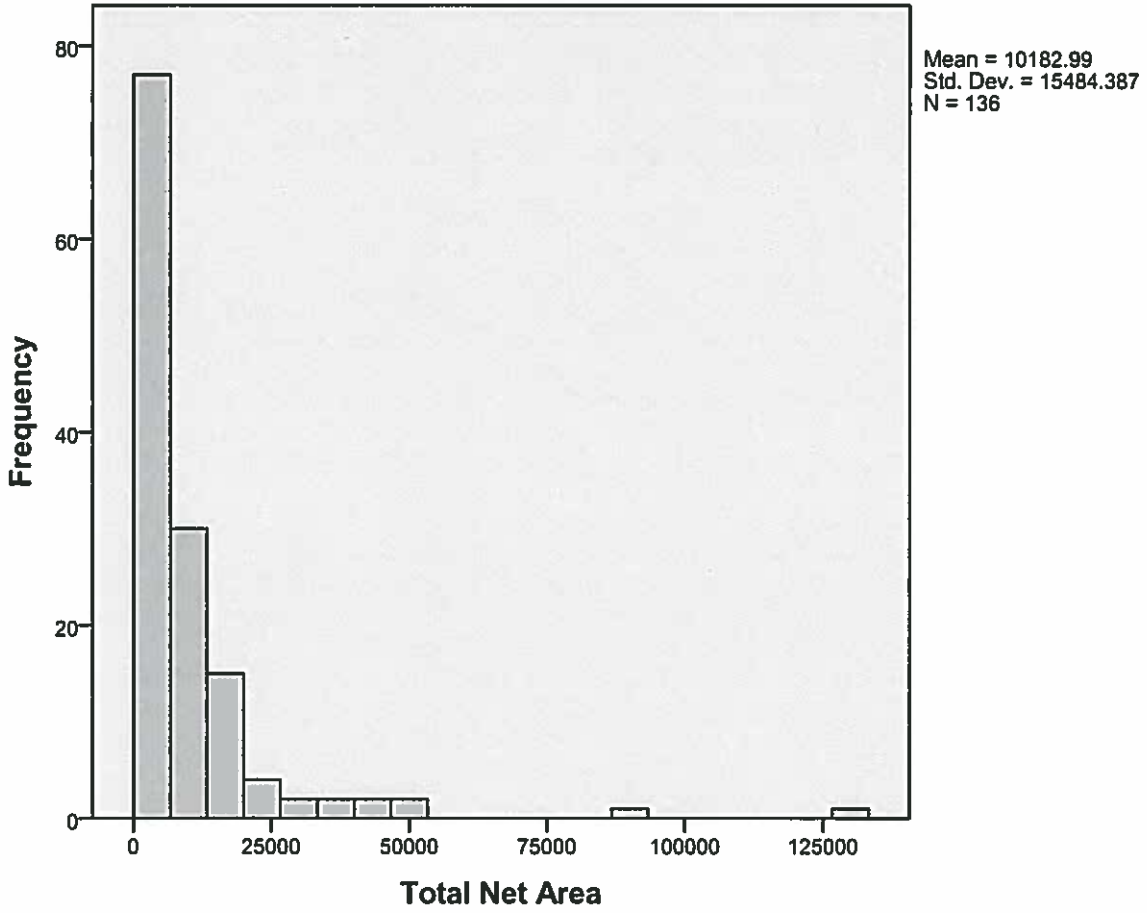
Tests of Normality

	Kolmogorov-Smirnov ^a			Shapiro-Wilk		
	Statistic	df	Sig.	Statistic	df	Sig.
Total Net Area	.271	136	.000	.533	136	.000

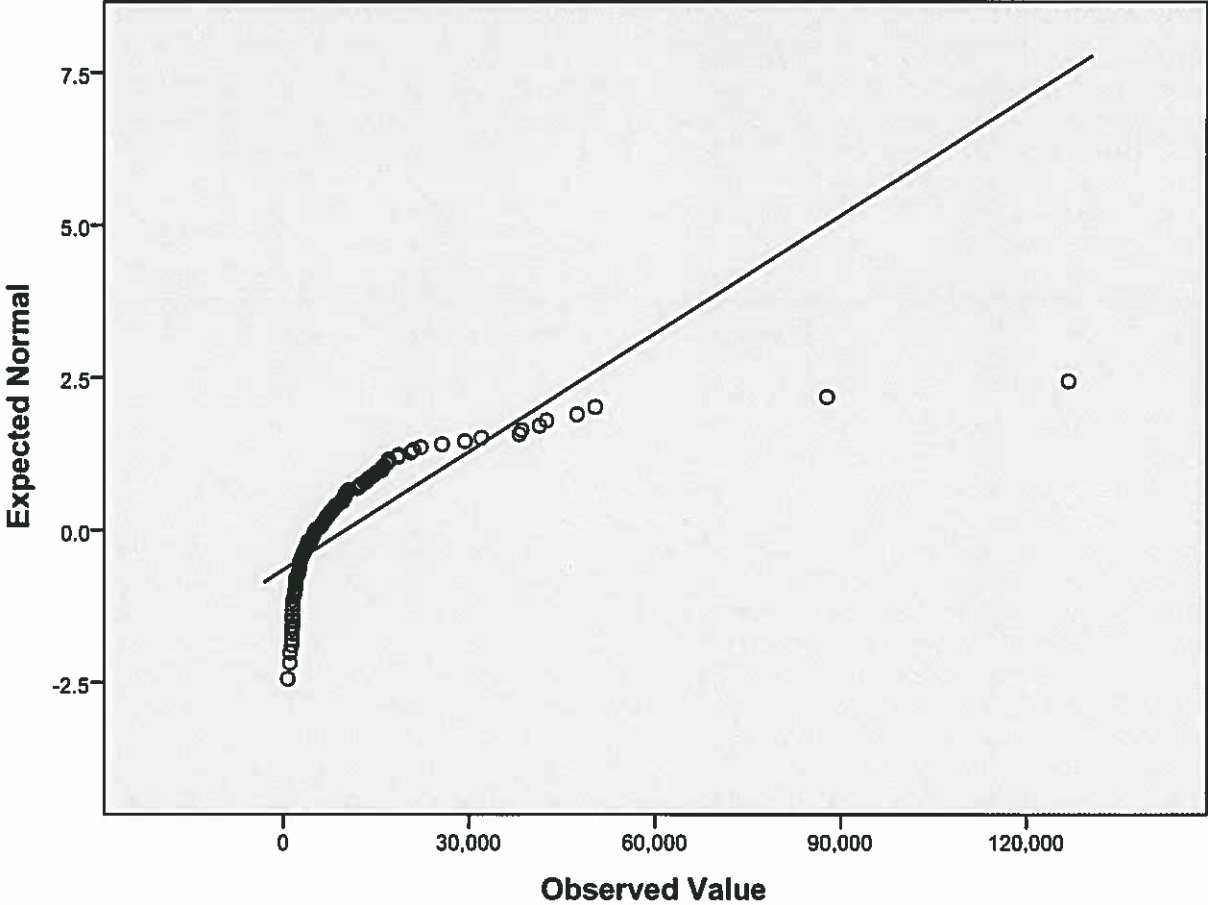
a. Lilliefors Significance Correction

Total Net Area

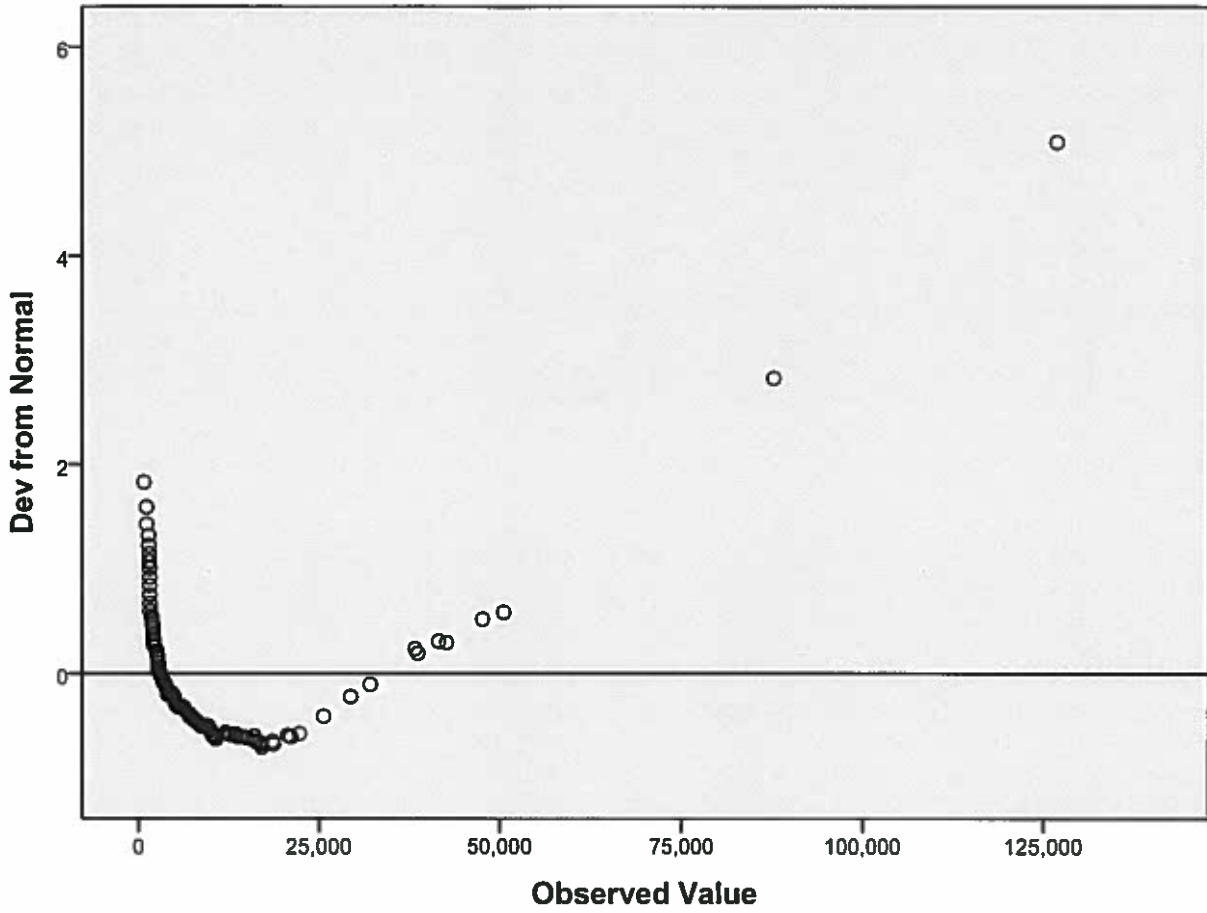
Histogram

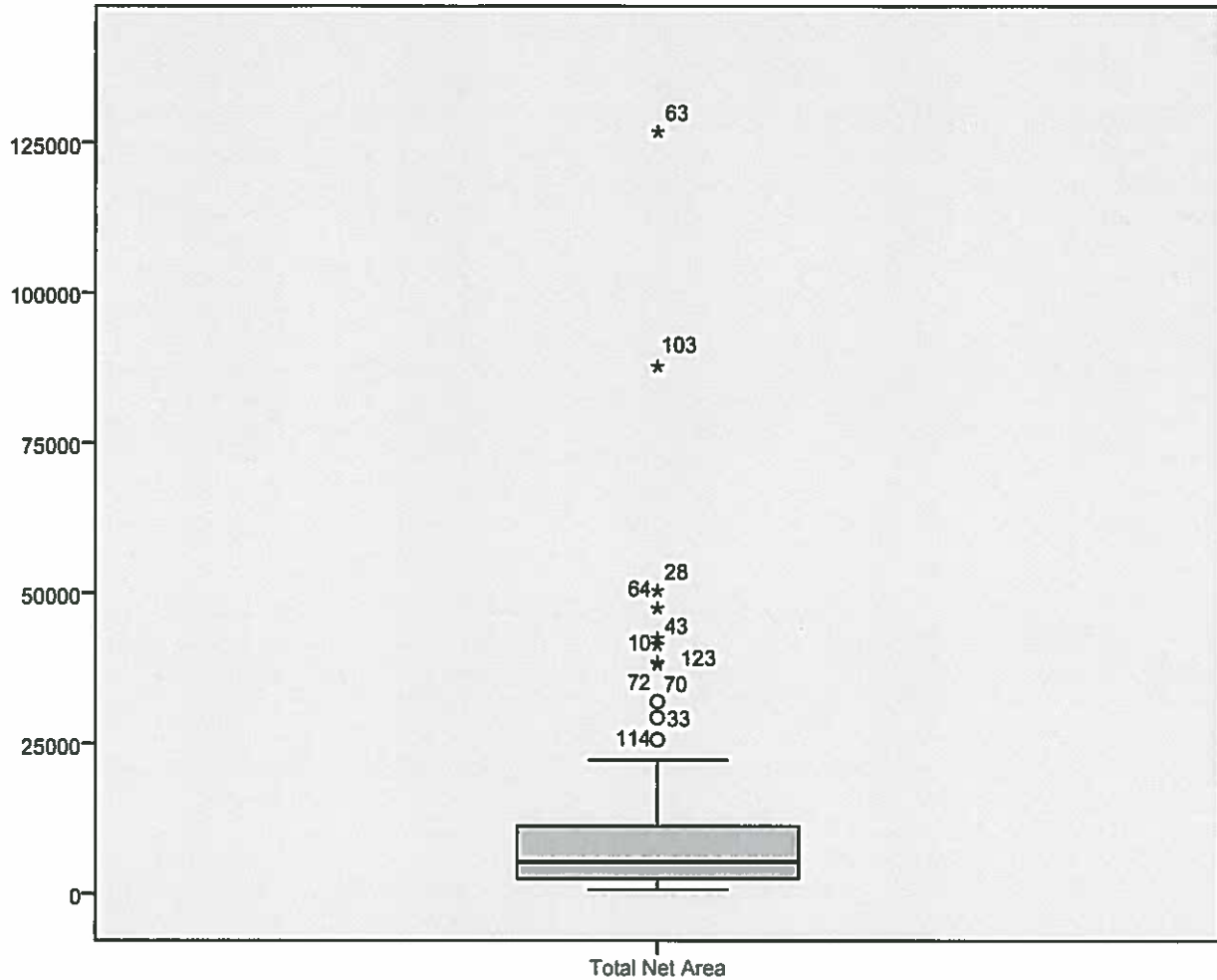


Normal Q-Q Plot of Total Net Area



Detrended Normal Q-Q Plot of Total Net Area





```
DESCRIPTIVES VARIABLES=TotalNetArea
  /STATISTICS=MEAN STDDEV MIN MAX.
```

Descriptives

Descriptive Statistics

	N	Minimum	Maximum	Mean	Std. Deviation
Total Net Area	136	720	126799	10182.99	15484.387
Valid N (listwise)	136				

```
GET DATA
  /TYPE=XLSX
  /FILE='T:\01 Clients\11 Cities & Municipalities\Regina\2017 - 2020\2017\01 B
OR\Submission Folder\Industrial Appeals\Large Industrial Properties (CAP Rate
Adjustment)\Appendices\VariousSizeGROUPs.xlsx'
  /SHEET=name 'GROUP C-11'
```

```

/CELLRANGE=FULL
/READNAMES=ON
/DATATYPEMIN PERCENTAGE=95.0
/HIDDEN IGNORE=YES.
EXECUTE.
DATASET NAME DataSet3 WINDOW=FRONT.
EXAMINE VARIABLES=TotalNetArea
/PLOT BOXPLOT HISTOGRAM NPLOT
/COMPARE GROUPS
/STATISTICS DESCRIPTIVES
/CINTERVAL 95
/MISSING LISTWISE
/NOTOTAL.

```

Explore

[DataSet3]

Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
Total Net Area	7	100.0%	0	0.0%	7	100.0%

Descriptives

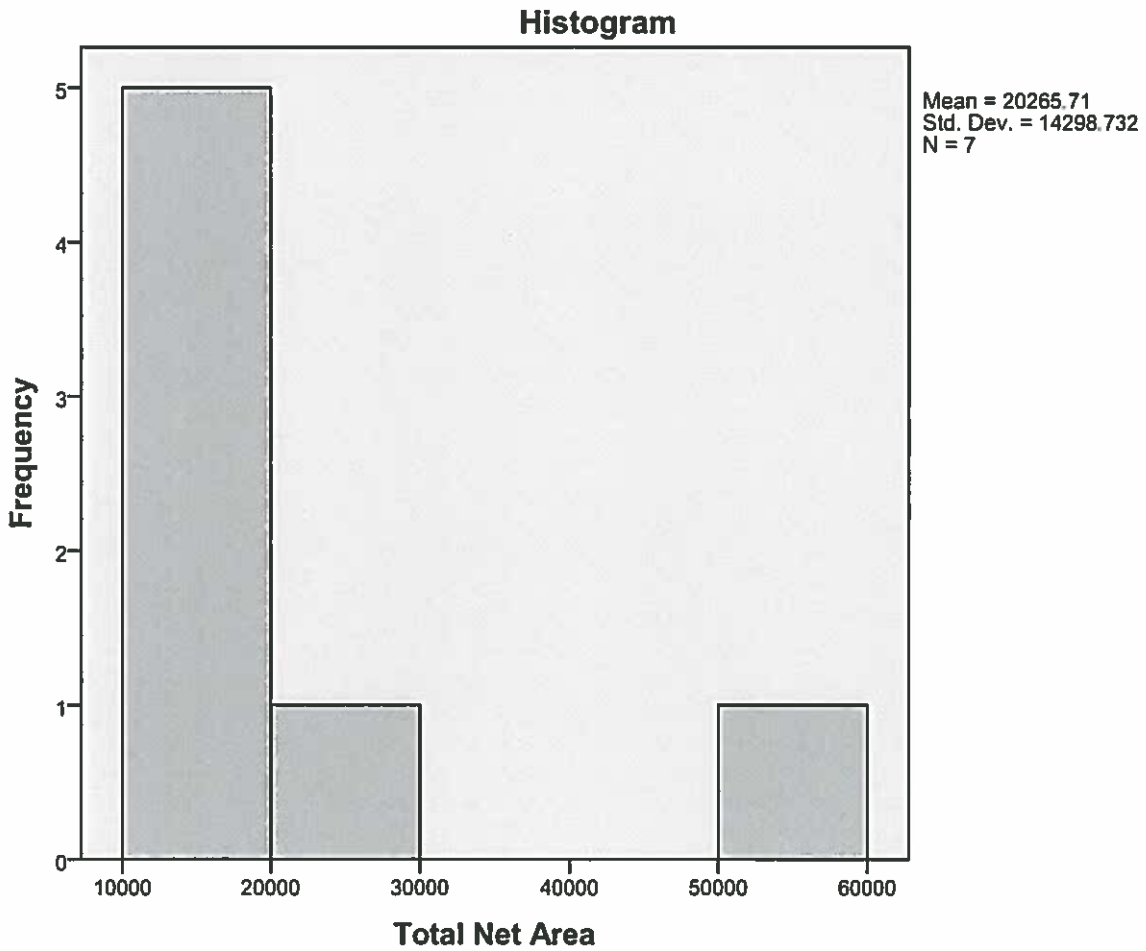
		Statistic	Std. Error	
Total Net Area	Mean	20265.71	5404.413	
	95% Confidence Interval for Mean	Lower Bound	7041.59	
		Upper Bound	33489.84	
	5% Trimmed Mean	19149.29		
	Median	14360.00		
	Variance	204453748.2		
	Std. Deviation	14298.732		
	Minimum	10165		
	Maximum	50462		
	Range	40297		
	Interquartile Range	15280		
	Skewness	2.012	.794	
	Kurtosis	4.146	1.587	

Tests of Normality

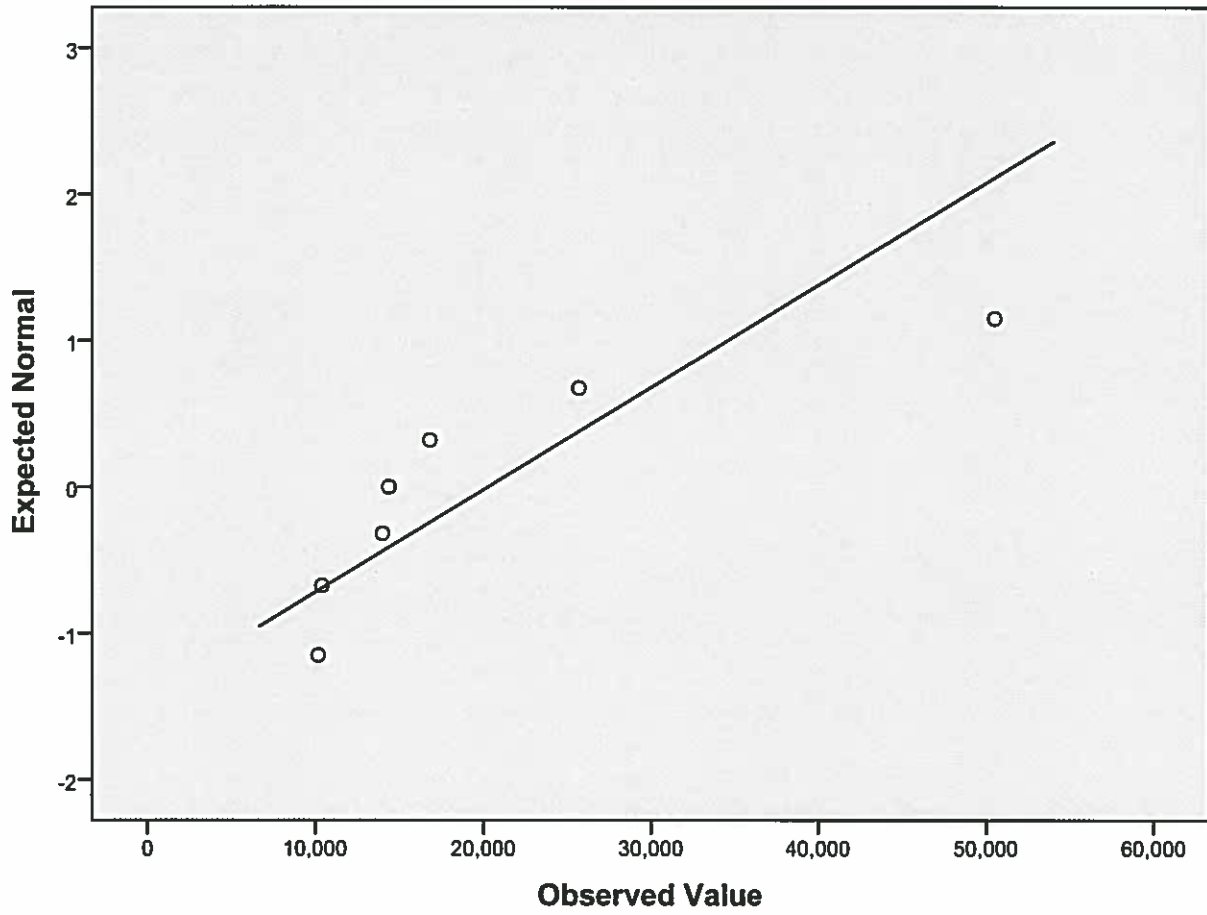
	Kolmogorov-Smirnov ^a			Shapiro-Wilk		
	Statistic	df	Sig.	Statistic	df	Sig.
Total Net Area	.310	7	.041	.740	7	.010

a. Lilliefors Significance Correction

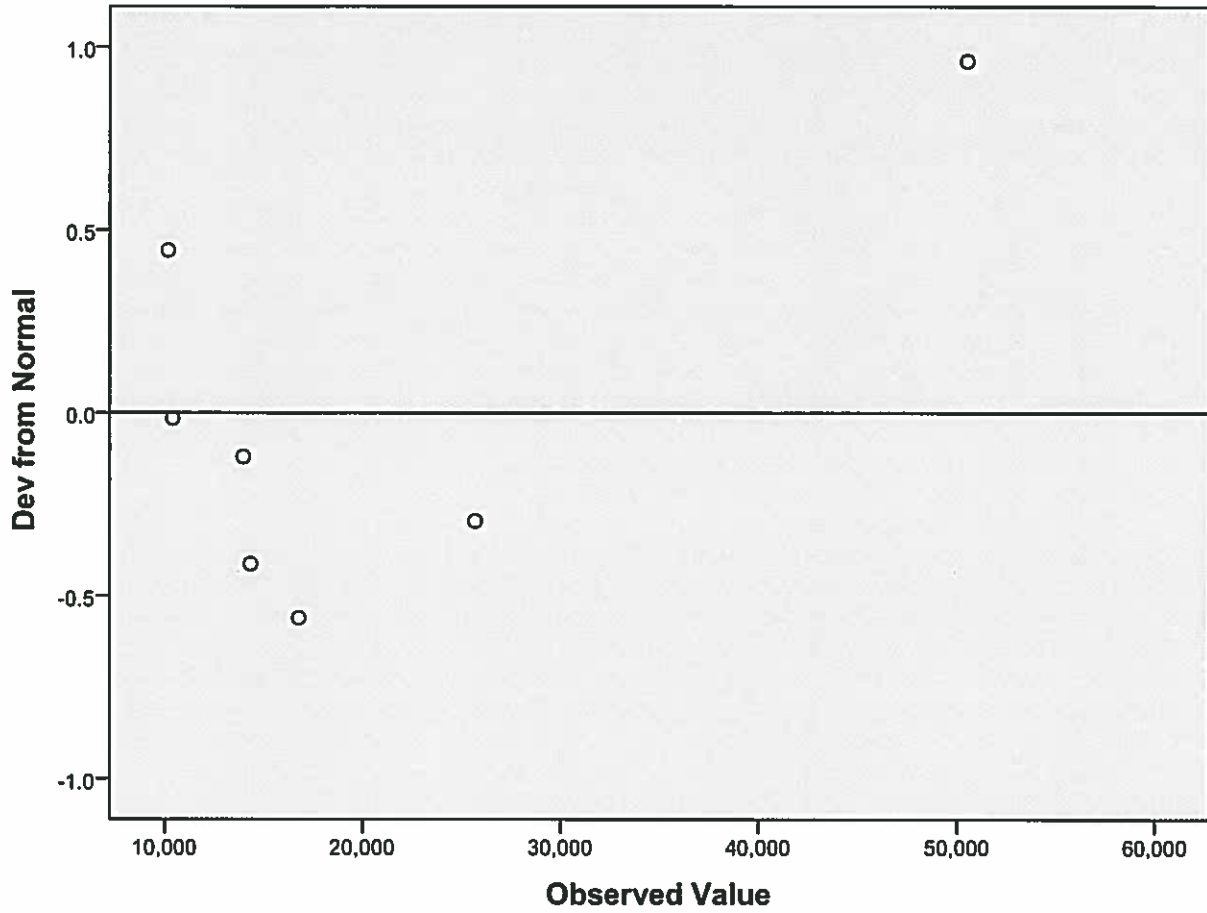
Total Net Area

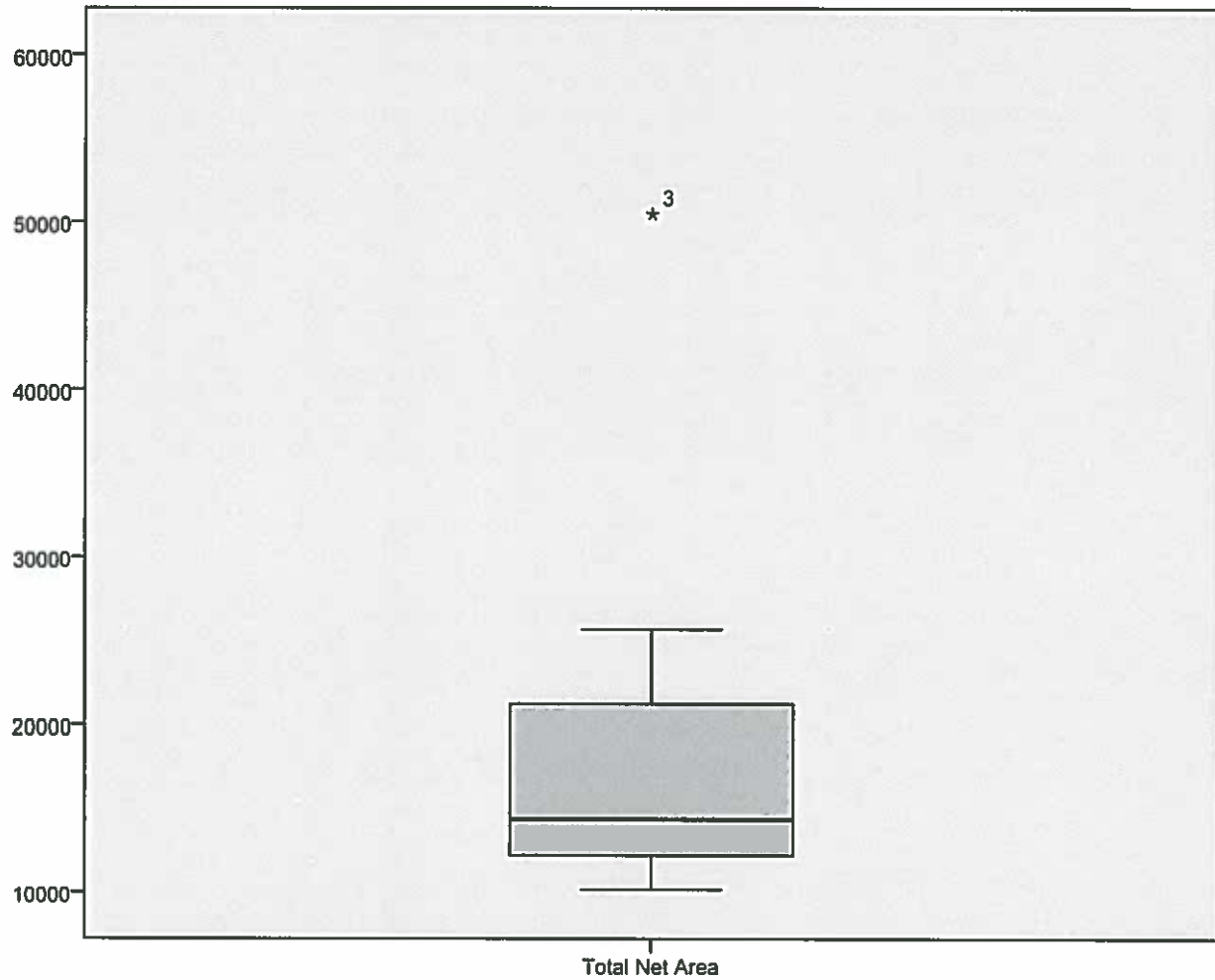


Normal Q-Q Plot of Total Net Area



Detrended Normal Q-Q Plot of Total Net Area





```
DESCRIPTIVES VARIABLES=TotalNetArea
  /STATISTICS=MEAN STDDEV MIN MAX.
```

Descriptives

Descriptive Statistics

	N	Minimum	Maximum	Mean	Std. Deviation
Total Net Area	7	10165	50462	20265.71	14298.732
Valid N (listwise)	7				