An aerial photograph of a coastal town, likely in King County, Washington. The town is built on a peninsula or along a shoreline, with numerous houses and buildings. A large body of water, possibly a lake or bay, is in the foreground, reflecting the sky. In the background, there are rolling hills or mountains under a clear blue sky with some wispy clouds. The overall scene is peaceful and scenic.

KING COUNTY APPRAISAL ANALYSIS

Brought to you by:

Arthur Kim, Douglas Lu,
Nate Walter, and Shane
Mangold

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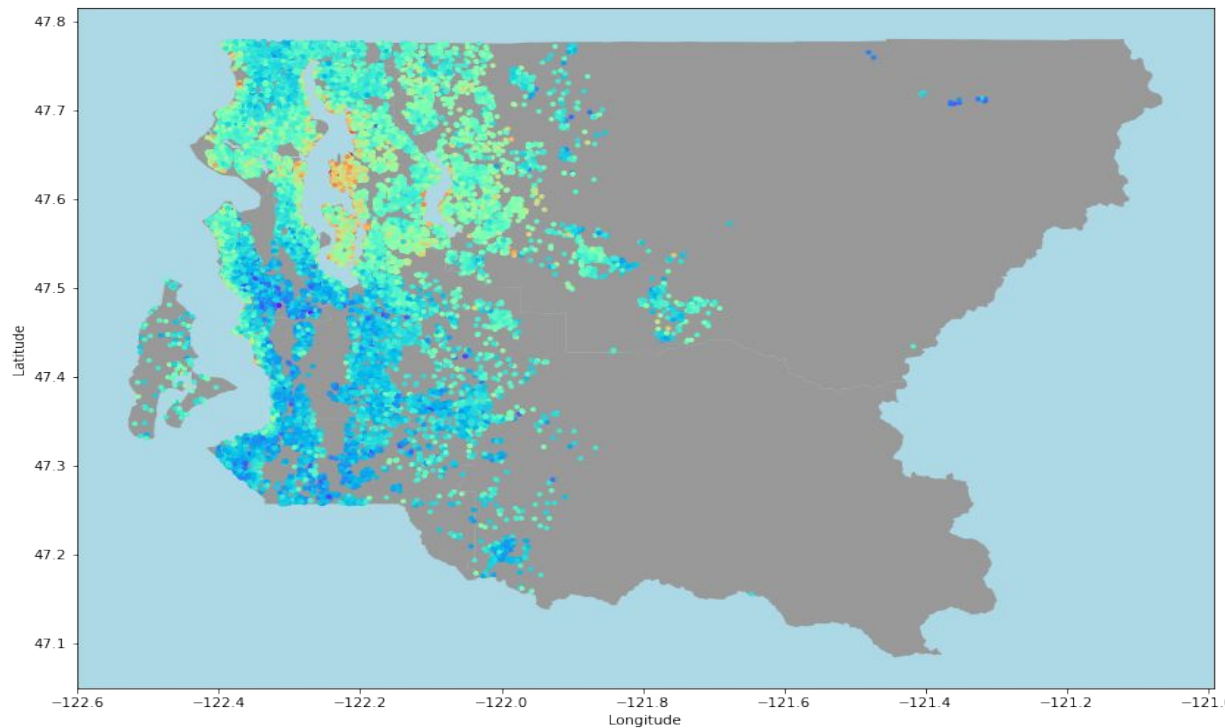




BUSINESS PROBLEM

Helping ACME
Bank Create a
Covid-Proof
Appraisal

King County Price Heatmap



RECOMMENDATIONS - BEST 2 INDICATORS



JUSTIFICATION FOR BEST 2 PREDICTORS



The model utilizes all 20 variables of the dataset



All else equal, the location data and square footage data had the greatest absolute impact per 1 unit increase

RESULTS



Best model's margin of error: \$123,000

NOTABLE CONSTRAINTS



The model's margin of error is too large right now and we would not recommend deployment of the model on lower-priced homes yet




The model does not currently differentiate between small and medium-priced homes versus higher-priced homes



The model is tuned for King County dataset. Any predictions in other counties would require further re-tuning

NEXT STEPS

1. Run tests with additional data, whether still in King County for different years, or other counties nearby
 2. Account for recent 2021 period and look into the impact from the COVID-19 pandemic
 3. Identify any outlier homes that stand out compared to the average house
- 
- A decorative horizontal bar at the bottom of the slide, consisting of a thin light orange line above a thicker dark orange block.

CONCLUSION



Our Best Model Predicts Pricing With Margin of Error of \$123,000



Safely perform appraisals for your clients and prospects



Application of the model could potentially be applied to specific market segments to increase model performance

THANK YOU

Questions & Answers

