

Reynolds and Klein Appraisal

Appraisal Inferences



September, 2022

Project objective:

Deliver a product to Reynolds and Klein to assist in inferring house prices for new and current employee training purposes

Data

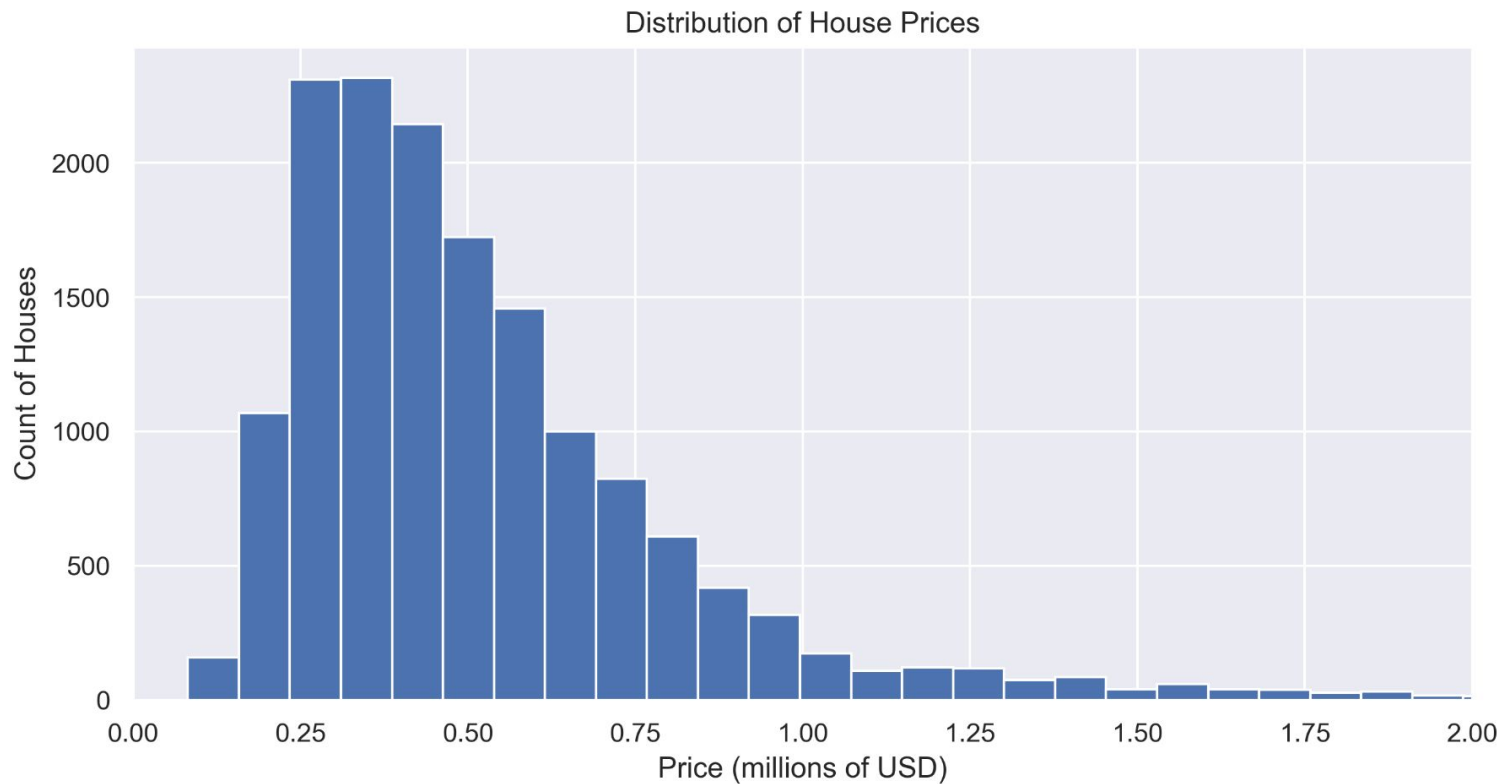
King County Assessor's Office

Data

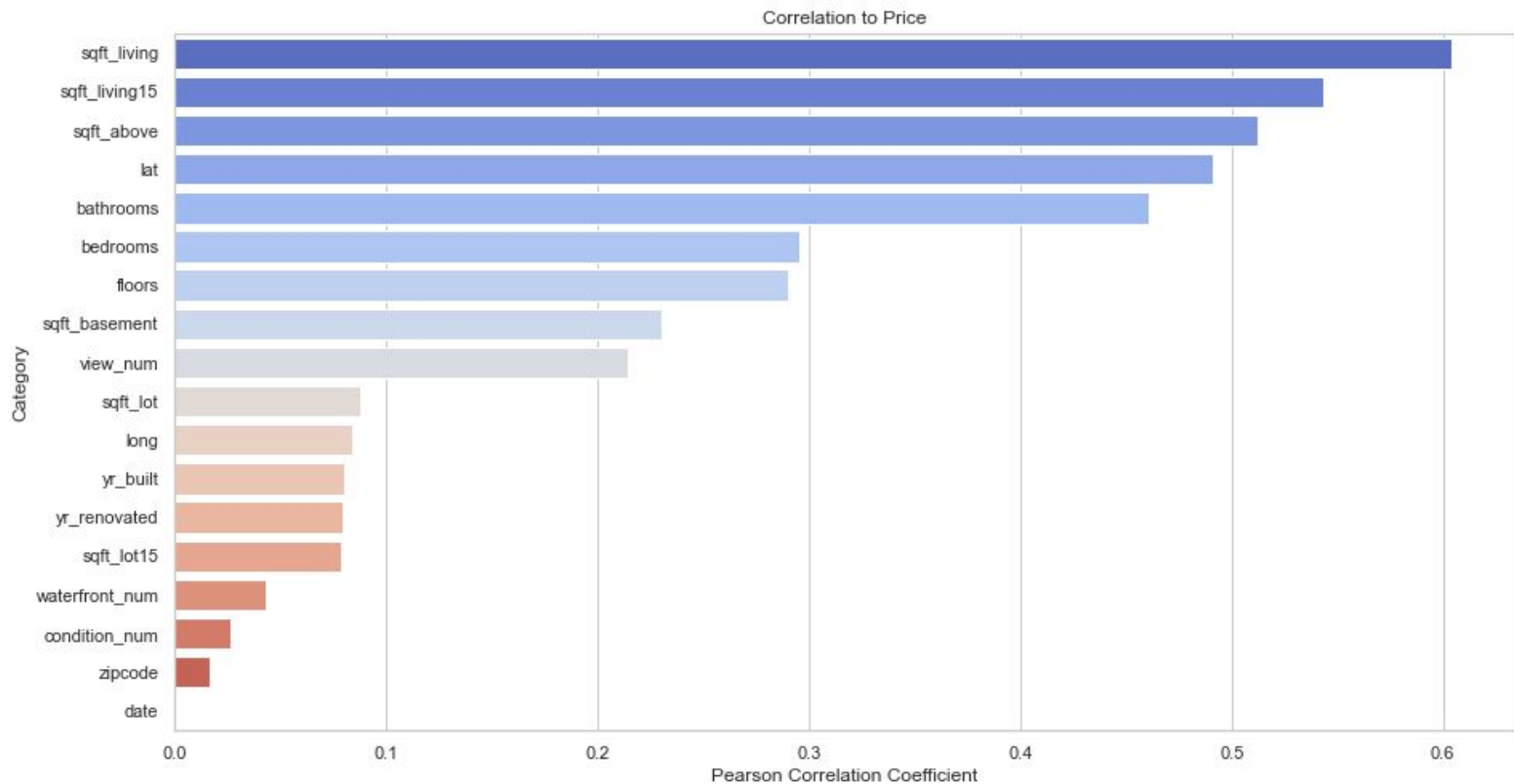
King County Assessor's Office

- Houses sold from 2014 to 2015
- 21597 points in dataset
- Includes information on price and other features of sale

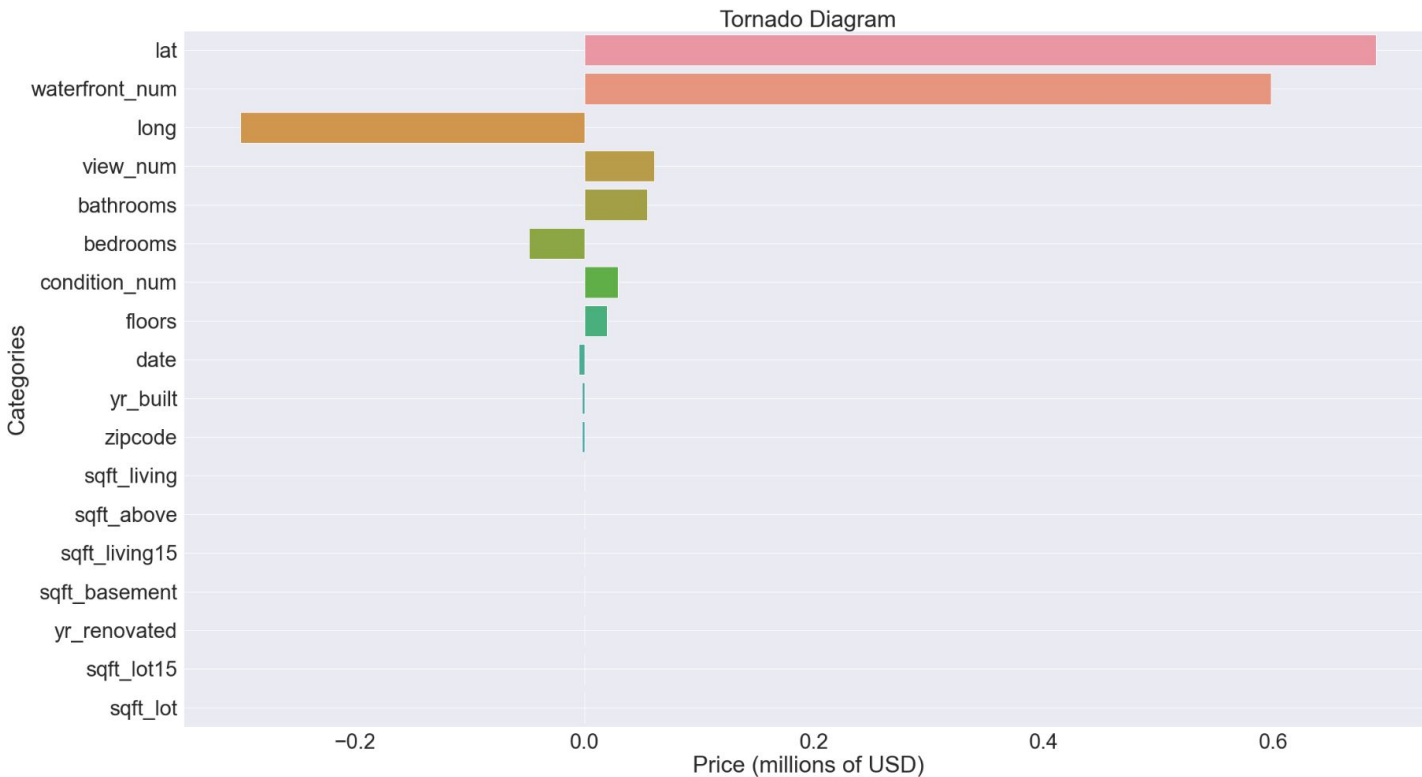
Range



Relationships



Relationships

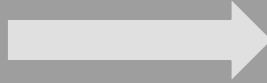


| | Price (\$) |
|----------------|------------|
| lat | 689,672 |
| waterfront_num | 598,222 |
| long | -299,796 |
| view_num | 60,705 |
| bathrooms | 55,011 |
| bedrooms | -48,208 |
| condition_num | 29,012 |
| floors | 19,416 |
| date | -4,985 |
| yr_built | -1,999 |
| zipcode | -1,813 |
| sqft_living | 148 |
| sqft_above | 107 |
| sqft_living15 | 61 |
| sqft_basement | 41 |
| yr_renovated | 27 |
| sqft_lot15 | -0 |
| sqft_lot | 0 |

RESULTS

Final Model

All features



**Error within
\$109,000**

FUTURE WORK

1. Outliers

2. Testing

3. Tiers of data

4. Housing Market over time

CONCLUSIONS

- Strongest correlated features to price:
 - Sqft_living
 - Sqft_above
 - Latitude
 - Bathrooms
- Strongest impact on price:
 - Latitude
 - Waterfront
 - Longitude
 - View
 - Bathrooms
- Final Model Error within \$109,000

THANK YOU