



Across

- 2 Both interval and ratio data are often called parametric _____. (4)
- 4 The independent variables are the _____ factors like: Market trending, location, and any appropriate physical or economic element of comparison. (10)
- 6 _____ in statistics is any data that throws light on the estimated parameter, measured by the Fisher Information number. As the number increases, the variance of the estimate decreases....That is....The reliability of the number decreases (11)
- 8 In the traditional sales comparison approach, the _____ variable is the sales price per square foot. (9)
- 9 In statistics a _____ describes a limited or finite number of observations selected from a universe or population and studied to draw qualified, quantitative generalizations with respect to the universe or population. (6)
- 11 If the variables in an equation have a linear relationship then graphing the variables would result in a

- _____ line. An example would be the relationship between house size and sale price. As the living area increases so does the sale price of the property. This is theoretical as house size does not perfectly predict house value in the real world. (8)
- 13 Technically the _____ represents the residual value when all of the variables equal zero. (8)
- 16 Appraisal _____ valuation modeling is a new term that perhaps best describes appraisal valuation modeling techniques that augment traditional appraisal practice. (7)
- 17 _____ Analysis is Appraisal market analysis using all relevant market data. The scope can range from a few sales to many sales. (11)
- 18 In statistics Nominal means _____. There is no order or ranking describing these identified differences. (4)
- 19 A variable based on the actual numerical value of the data itself is _____ variable. The intervals are equally spaced providing the opportunity to use a multiplier to calculate

differences. (8)

Down

- 1 A variable based on a ranked order of data is an _____ variable. Examples are Quality from 1 thru 6. Condition 1-6. This variable provides more information than nominal data. (7)
- 2 A nominal variable is one of the _____ variables. This means that the numeric identification for each is a discrete total and does not include any information about the magnitude of differences between each group. (8)
- 3 A _____ - _____ variable is based on the actual numeric value of the data itself. This is similar to an interval variable but in addition the calibrations that allow the numerical difference between values to be measured are based on a natural or true zero point. (5,5)
- 5 A _____ variable is used for group identification such as house style or neighborhood. (7)
- 7 _____ is simply the result/product of your analysis. (6)
- 9 When _____ factors or comparable properties

are not available an appraiser may not be able to do the appraisal at all. (8)

- 10 _____ Data allows for the use of statistical techniques that are based on the measures of central tendency such as the mean average. (10)
- 12 A _____ is an item of observation that can assume various values. Examples are Square feet...Sale prices...or...Sale ratios. These _____s are commonly used to describe measures of central tendency. (8)
- 14 The term _____ equation refers to how change on one side of the equation affects the other side of the equation. (6)
- 15 _____ is a variable that is typically not part of the appraisal modeling process. (5)