

**2024 TOWNSHIP WIDE ECF**  
**BI = 1.039; TRI/QUAD = .836; FRMHSE = .977**  
**LOG = .951; MODULAR/MANUF = 1.165**

MARION CREEK, USE OWN CALCULATION

PARCEL #	ECF	STYLE
10-16-101-017	0.746	BI
10-02-102-032	0.760	BI
10-02-103-033	0.833	BI
10-02-103-075	0.886	BI
10-34-100-027	0.887	BI
10-02-103-028	0.906	BI
10-32-400-022	0.911	BI
10-34-100-027	0.997	BI
10-02-103-066	1.001	BI
10-04-101-030	1.022	BI
10-16-101-006	1.063	BI
10-02-103-094	1.118	BI
10-10-300-007	1.138	BI
10-09-100-012	1.214	BI
10-19-400-033	1.236	BI
10-11-400-012	1.344	BI
10-11-400-008	1.376	BI
10-09-401-012	1.490	BI
10-13-400-028	1.498	BI

SEE ATTACHED SPREADSHEETS (RED = OUTLIER REMOVED)

PARCEL #	ECF	STYLE
10-09-300-014	0.495	QUAD
10-29-100-037	0.684	QUAD
10-04-400-001	0.731	QUAD
10-18-100-031	0.804	QUAD
10-04-201-011	0.806	TRI
10-04-102-017	0.811	QUAD
10-26-301-025	0.888	TRI
10-26-301-037	0.909	QUAD
10-11-101-011	1.052	TRI
10-02-301-006	1.169	TRI

PARCEL #	ECF	STYLE
10-33-400-022	0.710	MANU
10-20-200-038	1.077	MANU
10-18-100-044	1.196	MANU
10-12-200-020	1.230	MANU

TRI/QUAD
\$ 3,391,397
\$ 535,286
\$ 2,856,111

MOD/MANU
\$ 850,171
\$ 231,090
\$ 619,081

FARMHOUSE
\$ 1,808,093
\$ 213,089
\$ 1,595,004

LOG
0.923
0.979

SALE PRICE 2020 + % INCREASE	LAND	RESIDUAL	COST	LOG HOMES
\$ 383,351	\$ 52,000	\$ 331,351	\$ 424,663	0.780

10-21-100-039	\$ 393,000	\$ 364,226	\$ 348,000	0.955	4/26/2019
10-21-100-039	\$ 373,000	\$ 364,226	\$ 328,000	0.901	3/1/2020

\$ 20,000.00  
 5.36% PER MONTH REDUCED VALUE  
 10 0.536% PER MONTH REDUCED VALUE  
 REDUCED %

1.28% % RESALE CURRENT  
 0.536% REDUCE FOR THIS PROPERTY  
 0.75% CURRENT - THIS PROPERTY = INCREASE PER MONTH FROM 3/1/20  
 \$ 383,351 37 MONTHS \* .75% \* 2020 SALE PRICE (=+27.75%)  
 \$ 424,663 COST

SALE RESALE	6 MONTHS	6 MONTHS	6 MONTHS	6 MONTHS	6 MONTHS	6 MONTHS
26-302-002	6/9/2022	\$ 490,000	\$ 78,000	\$ 412,000	\$ 399,213	1.035
26-302-002	12/15/2021	\$ 455,000	\$ 78,000	\$ 377,000	\$ 361,481	1.043
		\$ 85,000				
		7.69% 6 MONTH %		0.153846154		
		1.28% PER MONTH %				

**2024 BLACK EAGLE VALLEY ECF**

**ECF = .800**

**SEE COMPUTER SHEETS FOR CALCULATIONS.**

Neighborhoods Used: BEV.BLACK EAGLE VALLEY

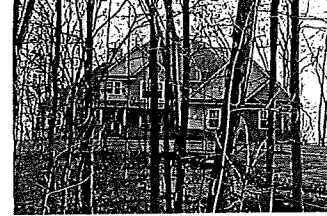
2867 BLACK EAGLE RDG

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-22-101-015	08/07/2023 BEV	407	479,000	66,281
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	77	412,719	465,241
				E.C.F. 0.887



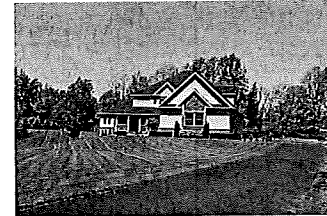
2633 BLACK EAGLE RDG

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-22-101-045	11/17/2022 BEV	407	513,000	70,013
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	81	442,987	651,221
				E.C.F. 0.680



2764 BLACK EAGLE VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-22-101-036	11/08/2022 BEV	407	500,000	95,446
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	79	404,554	463,035
				E.C.F. 0.874



2759 BLACK EAGLE RDG

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-22-101-052	02/14/2022 BEV	407	444,000	69,377
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	80	374,623	441,576
				E.C.F. 0.848



2834 BLACK EAGLE VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-22-101-033	12/30/2021 BEV	407	380,000	60,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	79	320,000	422,289
				E.C.F. 0.758



Neighborhoods Used: BEV.BLACK EAGLE VALLEY

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
1.25 STORY	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
1.5 STORY	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
1.75 STORY	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
2 STORY	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
BI-LEVEL	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
CONDO	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
DUPLEX	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
FARMHOUSE	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
LOG HOME	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
MANUFACTURED	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
MOBILE HOME	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
MODULAR	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
QUAD-LEVEL	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363
TRI-LEVEL	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363	2,443,363

Total Single Family Costs by Manual : 2,443,363  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
1.25 STORY	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
1.5 STORY	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
1.75 STORY	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
2 STORY	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
BI-LEVEL	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
CONDO	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
DUPLEX	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
FARMHOUSE	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
LOG HOME	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
MANUFACTURED	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
MOBILE HOME	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
MODULAR	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
QUAD-LEVEL	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883
TRI-LEVEL	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883	1,954,883

Total Single Family Sale Residual Values : 1,954,883  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	7.79	10.58	1.000
After Application of E.C.F.s		7.39	10.09	1.000

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
1.25 STORY	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
1.5 STORY	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
1.75 STORY	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
2 STORY	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
BI-LEVEL	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
CONDO	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
DUPLEX	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
FARMHOUSE	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
LOG HOME	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
MANUFACTURED	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
MOBILE HOME	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
MODULAR	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
QUAD-LEVEL	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
TRI-LEVEL	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)

Single Family E.C.F. : 0.800 (5)

12/07/2023  
11:31 AM

Neighborhoods Used: BEV.BLACK EAGLE VALLEY

---

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<                                  Settings for this Analysis                                  >>>>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 4  
Analyze by Style: X  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): BEV - BLACK EAGLE VALLEY



Max # of Res. Buildings: 2                                  Minimum E.C.F. (Residential): 0.30  
Maximum E.C.F. (Residential): 3.00  
  
Max # of Ag. Buildings: 30                                  Minimum E.C.F. (Agricultural): 0.10  
Maximum E.C.F. (Agricultural): 3.00  
  
Max # of C/I Buildings: 0                                  Minimum E.C.F. (Commercial): 0.10  
Maximum E.C.F. (Commercial): 3.00

# 2024 BLOSSOM FARMS/CEDAR CREEK ECF =

0.886

SEE COMPUTER SHEETS IN BOOK

009  
 ECF NEIGHBORHOOD  
 10-15-301-000  
 2021 ECF 1 STY .844; 2 STY .816  
 2022 ECF .867

ECF	STYLE	STYLE
	0.781	1.5
	0.804	1.5
	0.945	1.5

ECF	STYLE	STYLE
	0.697	2
	0.702	2
	0.770	2
	0.779	2
	0.801	2
	0.858	2
	0.914	2
	0.941	2
	0.954	2

ECF	STYLE	STYLE
	0.697	2
	0.702	2
	0.770	2
	0.779	2
	0.781	1.5
	0.801	2
	0.804	1.5
	0.858	2
	0.914	2
	0.941	2
	0.945	1.5
	0.954	2

Neighborhoods Used: 009.BLOSSOM FARMS/CEDAR CREEK

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
1.25 STORY	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
1.5 STORY	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
1.75 STORY	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
2 STORY	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
BI-LEVEL	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
CONDO	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
DUPLEX	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
FARMHOUSE	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
LOG HOME	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
MANUFACTURED	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
MOBILE HOME	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
MODULAR	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
QUAD-LEVEL	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886
TRI-LEVEL	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886	2,778,886

Total Single Family Costs by Manual : 2,778,886  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

	Single Family Sale Residual Values					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
1.25 STORY	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
1.5 STORY	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
1.75 STORY	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
2 STORY	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
BI-LEVEL	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
CONDO	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
DUPLEX	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
FARMHOUSE	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
LOG HOME	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
MANUFACTURED	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
MOBILE HOME	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
MODULAR	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
QUAD-LEVEL	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259
TRI-LEVEL	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259	2,463,259

Total Single Family Sale Residual Values : 2,463,259  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

		Statistics for this Analysis		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	3	5.92	7.61	1.007
After Application of E.C.F.s		6.01	7.71	1.007

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
1.25 STORY	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
1.5 STORY	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
1.75 STORY	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
2 STORY	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
BI-LEVEL	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
CONDO	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
DUPLEX	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
FARMHOUSE	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
LOG HOME	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
MANUFACTURED	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
MOBILE HOME	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
MODULAR	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
QUAD-LEVEL	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)
TRI-LEVEL	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)	0.886( 7)

Single Family E.C.F. : 0.886 (7)





Neighborhoods Used: 009.BLOSSOM FARMS/CEDAR CREEK

Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>

```

Starting Date: 10/31/2021
Ending Date: 12/06/2023
Terms Selected: 4
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 009 - BLOSSOM FARMS/CEDAR CREEK

```

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.70
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

**2024 COPPERFIELD VILLAS ECF**

**0.827**

**SEE COMPUTER PRINTOUT IN BOOK**

2023 ECF .792  
2022 ECF .753  
2021 ECF .662  
2020 ECF .704

ECF NEIGHBORHOOD '01301

Neighborhoods Used: 01301.COPPERFIELD VILLAS

1579 COPPERFIELD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-01-301-019	05/02/2023 01301	407	405,000	77,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	91	327,900	387,339	0.847



1599 VILLA VIEW LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-01-301-001	03/17/2023 01301	407	358,500	77,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	82	281,400	323,989	0.869



1582 COPPERFIELD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-01-301-026	08/12/2022 01301	407	418,000	78,565	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	91	339,435	435,664	0.779





12/07/2023  
02:58 PM

ECF Analysis for: 4710 - MARION TOWNSHIP

Page: 3/3  
DB: Marion Twp 2024

Neighborhoods Used: 01301.COPPERFIELD VILLAS

---

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 4  
Analyze by Style: X  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 01301 - COPPERFIELD VILLAS

-----

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.30
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

# 2024 MEADOWS CONDO'S

## 1 STY = .838: 1.5 STY = .750

SEE COMPUTER SHEETS

02-402 THE MEADOWS : & 11-203

**2022**

- 1 STY .803
- 1.5 STY .746
- 2 STY .791

**2023**

- 0.841

PARCEL	STYLE	ECF	COMMENT
35	1	0.909	
18	1	0.793	
119	1	0.890	
134	1	0.955	
120	1	0.855	
43	1	0.913	
108	1	0.789	
93	1	0.869	
3	1	0.769	
74	1	0.843	
1	1	0.748	
141	1	0.764	
143	1	0.819	2ND OLDEST
73	1	0.810	OLDEST
13	1.5	0.661	NEWEST
99	1.5	0.639	2nd NEW
76	1.5	0.757	
2	1.5	0.889	
64	1.5	0.861	

PARCEL	STYLE	ECF	COMMENT
13	1.5	0.661	NEWEST
99	1.5	0.639	2nd NEW
76	1.5	0.757	
2	1.5	0.889	
64	1.5	0.861	

PARCEL	STYLE	ECF	COMMENT
1	1	0.748	
141	1	0.764	
3	1	0.769	
108	1	0.789	
18	1	0.793	
73	1	0.810	OLDEST
143	1	0.819	2ND OLDEST
74	1	0.843	
120	1	0.855	
93	1	0.869	
119	1	0.890	
35	1	0.909	
43	1	0.913	
134	1	0.955	

12/27/2023  
12:28 PM

Neighborhoods Used: 02402.CONDOMINIUM - THE MEADOWS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-013	10/11/2023 02402	407	285,000	50,017	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	88	234,983	355,364	0.661



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-099	10/10/2023 02402	407	285,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	91	236,000	369,604	0.639



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-035	10/04/2023 02402	407	325,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	276,000	303,556	0.909



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-018	06/20/2023 02402	407	370,000	49,349	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	90	320,651	404,167	0.793



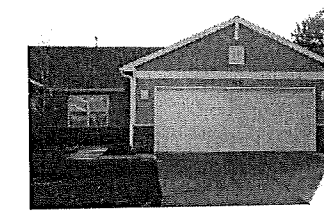
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-076	03/06/2023 02402	407	307,500	49,336	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	81	258,164	341,109	0.757



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-119	02/03/2023 02402	407	315,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81	266,000	298,823	0.890



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-134	12/06/2022 02402	407	350,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	93	301,000	315,080	0.955

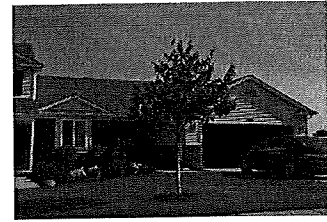


Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-120	12/02/2022 02402	407	275,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81	226,000	264,439	0.855



Neighborhoods Used: 02402.CONDOMINIUM - THE MEADOWS

982 SPIREA  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-043       09/09/2022 02402   407           320,000       49,807  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           79           270,193       296,002       0.913



856 SPIREA  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-108       08/30/2022 02402   407           305,000       49,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           90           256,000       324,612       0.789



905 SPIREA  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-093       07/29/2022 02402   407           370,000       49,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           92           321,000       369,449       0.869



22 SEDUM  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-002       07/26/2022 02402   407           295,000       49,807  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1.5 STORY         79           245,193       275,899       0.889



30 SEDUM  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-003       05/31/2022 02402   407           264,050       49,807  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           79           214,243       278,521       0.769



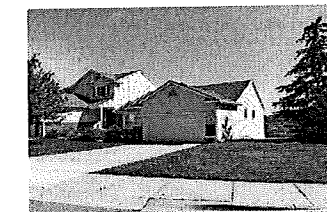
1023 SPIREA  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-064       05/26/2022 02402   407           295,000       49,807  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1.5 STORY         80           245,193       284,637       0.861



470 HOSTA  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-074       05/04/2022 02402   407           315,000       49,288  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           80           265,712       315,212       0.843



16 SEDUM  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-001       04/01/2022 02402   407           285,000       49,807  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           83           235,193       314,476       0.748



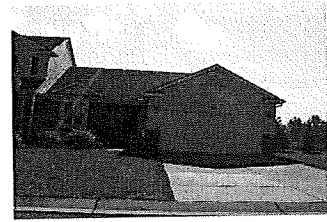


12:28 PM

Neighborhoods Used: 02402.CONDOMINIUM - THE MEADOWS

89 SEDUM

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-141	01/14/2022 02402	407	255,000	49,807	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	205,193	268,618	0.764



77 SEDUM

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-143	12/30/2021 02402	407	275,000	49,807	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	225,193	274,837	0.819



476 HOSTA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-073	12/09/2021 02402	407	283,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80	234,000	289,066	0.810





# 2024 MEADOWS WEST

ECF = .990

ECF	
0.815	2ND OLDEST
0.820	OLDEST
0.837	
0.900	
0.971	
0.972	
0.979	
1.000	2ND NEWEST
1.023	
1.039	
1.052	
1.106	NEWEST
1.200	
1.223	

Neighborhoods Used: 11203.MEADOWS WEST

260 CANYON CREEK COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-203-008	11/09/2023 11203	407	495,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98	446,000	403,389	1.106



300 CANYON CREEK COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-203-013	07/12/2023 11203	407	465,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98	416,000	416,183	1.000



340 CANYON CREEK COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-203-017	07/12/2023 11203	407	475,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98	426,000	348,270	1.223



230 CANYON CREEK COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-203-005	06/30/2023 11203	407	455,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98	406,000	414,668	0.979



322 CANYON CREEK COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-203-015	05/03/2023 11203	407	413,000	50,206	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98	362,794	373,527	0.971



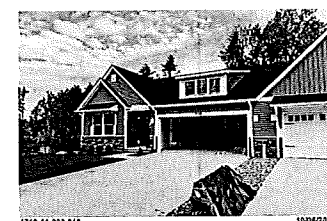
280 CANYON CREEK COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-203-011	04/18/2023 11203	407	400,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98	351,000	333,696	1.052



350 CANYON CREEK COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-203-018	12/08/2022 11203	407	475,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98	426,000	355,030	1.200



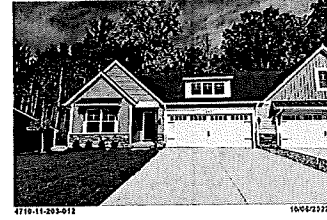
330 CANYON CREEK COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-203-016	11/01/2022 11203	407	475,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98	426,000	409,854	1.039



Neighborhoods Used: 11203.MEADOWS WEST

292 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-012      09/14/2022      11203      407      411,240      50,357  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      360,883      431,134      0.837



274 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-010      09/09/2022      11203      407      385,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      336,000      373,370      0.900



318 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-014      08/31/2022      11203      407      475,000      49,905  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      425,095      415,345      1.023



224 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-004      07/29/2022      11203      407      455,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      406,000      417,582      0.972



268 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-009      05/09/2022      11203      407      385,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      336,000      412,207      0.815



242 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-006      12/14/2021      11203      407      384,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      97      335,000      408,696      0.820



Neighborhoods Used: 11203.MEADOWS WEST

Single Family Computed Costs by Manual

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	5,512,951	5,512,951	5,512,951	5,512,951	5,512,951	5,512,951
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 5,512,951  
Total Mobile Home Costs by Manual : 0  
Total Town Home Costs by Manual : 0  
Total Agricultural Costs by Manual : 0  
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	5,458,772	5,458,772	5,458,772	5,458,772	5,458,772	5,458,772
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 5,458,772  
Total Mobile Home Sale Residual Values : 0  
Total Town Home Sale Residual Values : 0  
Total Agricultural Sale Residual Values : 0  
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
14	0	8.58	10.92	1.008
After Application of E.C.F.s		8.58	10.92	1.008

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.990 (14)	0.990 (14)	0.990 (14)	0.990 (14)	0.990 (14)	0.990 (14)
1.25 STORY	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
1.5 STORY	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
1.75 STORY	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
2 STORY	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
BI-LEVEL	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
CONDO	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
DUPLEX	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
FARMHOUSE	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
LOG HOME	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
MANUFACTURED	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
MOBILE HOME	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
MODULAR	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
QUAD-LEVEL	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
TRI-LEVEL	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)

Single Family E.C.F. : 0.990 (14)



**2024 CRANBROOK'S, KINGSWOOD & ECF**

**1 STY 1.25, = .898: 1.5, 1.75 .858: 2 STY .798**

**SEE COMPUTER PRINTOUT IN BOOK**

2021 ECF .836 2022 ECF .811 2023 ECF .827

ECF NEIGHBORHOOD '36100

SECTION	STYLE	ECF	COMMENT
36	1	0.951	NEWEST
36	1	0.896	2ND NEW
36	1	1.070	
36	1	0.708	
36	1	0.960	3RD OLD
36	1	0.745	2ND OLD
36	1.5	0.726	
36	2	0.915	3RD NEW
36	2	0.812	
36	2	0.858	
36	2	0.770	
36	2	0.728	
36	2	0.748	
36	2	0.803	OLDEST

SECTION	STYLE	ECF	COMMENT
36	1	0.708	OUTLIER
36	1	0.745	2ND OLD
36	1	0.896	2ND NEW
36	1	0.951	NEWEST
36	1	0.960	3RD OLD
36	1	1.070	

SECTION	STYLE	ECF	COMMENT
36	1.5	0.726	

SECTION	STYLE	ECF	COMMENT
36	2	0.728	OUTLIER
36	2	0.748	
36	2	0.770	
36	2	0.803	OLDEST
36	2	0.812	
36	2	0.858	
36	2	0.915	3RD NEW



Neighborhoods Used: 36100.CRANBROOK / KINGSWOOD

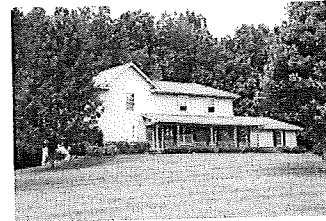
5264 CRANBERRY CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-36-101-019		11/28/2023		36100 401	361,000	60,378
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		1 STORY		76 300,622	316,251	0.951



5164 SCHEUNERS WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-36-105-017		08/24/2023		36100 401	320,192	62,376
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		1 STORY		75 257,816	287,800	0.896



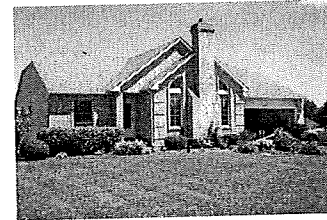
5034 SCHEUNERS WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-36-105-011		06/28/2023		36100 401	440,000	60,000
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		2 STORY		76 380,000	415,266	0.915



5150 SCHEUNERS WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-36-105-016		06/23/2023		36100 401	485,000	95,456
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		1 STORY		75 389,544	364,186	1.070



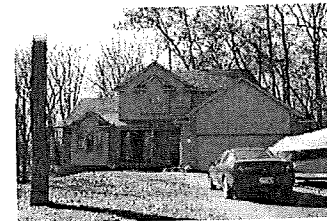
147 CRANBROOK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-36-101-023		06/21/2023		36100 401	341,000	60,000
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		1 STORY		80 281,000	346,149	0.812



4777 LAKESHIRE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-36-104-038		02/08/2023		36100 401	823,000	171,556
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		1.5 STORY		84 651,444	758,823	0.858



5054 QUEENSWAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-36-103-013		01/20/2023		36100 401	307,000	60,000
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		2 STORY		75 247,000	318,253	0.776



5255 QUEENSWAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-36-103-032		10/24/2022		36100 401	460,000	97,650
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		2 STORY		86 362,350	470,795	0.770

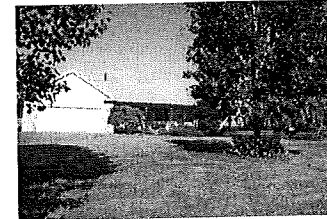


Neighborhoods Used: 36100.CRANBROOK / KINGSWOOD

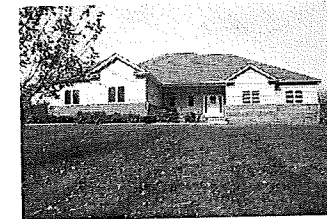
4657 LAKESHIRE DR		** Valid Sale	** Class	AdjSalePrice	LandValue	
Parcel Number		06/10/2022	36100	550,000	97,650	
4710-36-104-029			401			
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	82	452,350	604,536	0.748	



715 PRINCE EDWARD DR		** Valid Sale	** Class	AdjSalePrice	LandValue	
Parcel Number		05/26/2022	36100	450,000	60,000	
4710-36-102-013			401			
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	78	390,000	406,384	0.960	



25 AMBER GLEN DR		** Valid Sale	** Class	AdjSalePrice	LandValue	
Parcel Number		03/14/2022	36100	430,000	75,112	
4710-36-104-007			401			
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	81	354,888	476,386	0.745	



5143 QUEENSWAY		** Valid Sale	** Class	AdjSalePrice	LandValue	
Parcel Number		11/24/2021	36100	440,000	129,227	
4710-36-103-025			401			
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	73	310,773	386,873	0.803	



Neighborhoods Used: 36100.CRANBROOK / KINGSWOOD

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,197,156	2,197,156	2,197,156	2,197,156	2,197,156	2,197,156
1.25 STORY	0	0	0	0	0	0
1.5 STORY	758,823	758,823	758,823	758,823	758,823	758,823
1.75 STORY	0	0	0	0	0	0
2 STORY	2,195,723	2,195,723	2,195,723	2,195,723	2,195,723	2,195,723
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 5,151,702  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,973,870	1,973,870	1,973,870	1,973,870	1,973,870	1,973,870
1.25 STORY	0	0	0	0	0	0
1.5 STORY	651,444	651,444	651,444	651,444	651,444	651,444
1.75 STORY	0	0	0	0	0	0
2 STORY	1,752,473	1,752,473	1,752,473	1,752,473	1,752,473	1,752,473
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,377,787  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	4	7.53	9.22	1.000
After Application of E.C.F.s		5.92	7.88	1.002

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.898( 6)	0.898( 6)	0.898( 6)	0.898( 6)	0.898( 6)	0.898( 6)
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.5 STORY	0.858( 1)	0.858( 1)	0.858( 1)	0.858( 1)	0.858( 1)	0.858( 1)
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	0.798( 5)	0.798( 5)	0.798( 5)	0.798( 5)	0.798( 5)	0.798( 5)
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
FARMHOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MANUFACTURED	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
QUAD-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 0.850 (12)



# 2024 MARION OAKS THE LINKS ECF

THE LINKS 10-12-303-\*\*\*

0.883

SEE COMPUTER SHEETS FOR DATA

MARION OAKS THE LINKS HAVE NO SALES/NO LISTINGS

ECF DETERMINED BY USING A COMBINATION OF ATTACHED CONDO'S IN THIS AREA:

- WOODBERRY
- THE MEADOWS
- THE MEADOWS WEST
- CRYSTAL CT CONDOS

ONLY 1 STY STYLE USED (THIS IS THE ONLY STYLE IN THE LINKS)

Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 02402 - CONDOMINIUM - THE MEADOWS, 11203 - MEADOWS WEST, 12303 - MARION OAKS THE LINKS

260 CANYON CREEK COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-203-008	11/09/2023 11203	407	495,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98	446,000	403,389	1.106



92 SEDUM

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-013	10/11/2023 02402	407	285,000	50,017	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	88	234,983	355,364	0.661



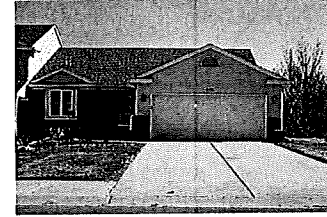
808 SPIREA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-099	10/10/2023 02402	407	285,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	91	236,000	369,604	0.639



946 SPIREA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-035	10/04/2023 02402	407	325,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	276,000	303,556	0.909



327 NEWBERRY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-12-101-112	09/15/2023 CONDO	407	275,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80	226,000	265,238	0.852



387 NEWBERRY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-12-101-119	08/08/2023 CONDO	407	280,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	79	231,000	292,895	0.789



495 NEWBERRY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-12-101-087	07/27/2023 CONDO	407	308,500	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	79	259,500	309,272	0.839



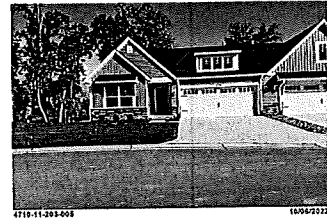
300 CANYON CREEK COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-203-013	07/12/2023 11203	407	465,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98	416,000	416,183	1.000



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 02402 - CONDOMINIUM - THE MEADOWS, 11203 - MEADOWS WEST, 12303 - MARION OAKS THE LINKS

230 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-005      06/30/2023      11203      407      455,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      406,000      414,668      0.979



124 SEDUM  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-02-402-018      06/20/2023      02402      407      370,000      49,349  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      90      320,651      404,167      0.793



322 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-015      05/03/2023      11203      407      413,000      50,206  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      362,794      373,527      0.971



280 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-011      04/18/2023      11203      407      400,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      351,000      333,696      1.052



566 NEWBERRY LN  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-101-003      03/13/2023      CONDO      407      275,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1.5 STORY      80      226,000      288,538      0.783



462 HOSTA  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-02-402-076      03/06/2023      02402      407      307,500      49,336  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1.5 STORY      81      258,164      341,109      0.757



912 SPIREA  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-02-402-119      02/03/2023      02402      407      315,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      81      266,000      298,823      0.890

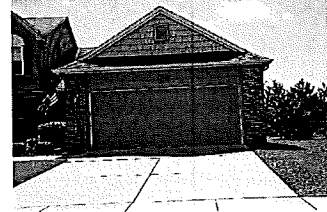


126 NEWBERRY LN  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-101-070      01/23/2023      CONDO      407      254,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1.5 STORY      80      205,000      283,028      0.724



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 02402 - CONDOMINIUM - THE MEADOWS, 11203 - MEADOWS WEST, 12303 - MARION OAKS THE LINKS

365 NEWBERRY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-12-101-116		01/20/2023		CONDO 407	275,000	49,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	226,000	265,238	0.852	



96 NEWBERRY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-12-101-073		01/13/2023		CONDO 407	274,500	49,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	79	225,500	310,933	0.725	



350 CANYON CREEK COURT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-11-203-018		12/08/2022		11203 407	475,000	49,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	98	426,000	355,030	1.200	



123 SEDUM						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-02-402-134		12/06/2022		02402 407	350,000	49,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	93	301,000	315,080	0.955	



916 SPIREA						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-02-402-120		12/02/2022		02402 407	275,000	49,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	81	226,000	264,439	0.855	



330 CANYON CREEK COURT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-11-203-016		11/01/2022		11203 407	475,000	49,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	98	426,000	409,854	1.039	



276 NEWBERRY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-12-101-047		09/30/2022		CONDO 407	245,000	51,817
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	193,183	270,317	0.715	



120 NEWBERRY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-12-101-071		09/28/2022		CONDO 407	260,000	49,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	211,000	282,206	0.748	





Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 02402 - CONDOMINIUM - THE MEADOWS, 11203 - MEADOWS WEST, 12303 - MARION OAKS THE LINKS

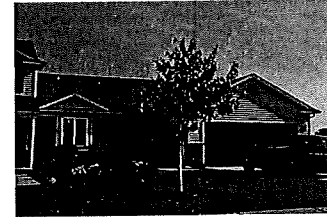
292 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-012      09/14/2022      11203      407      411,240      50,357  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      360,883      431,134      0.837



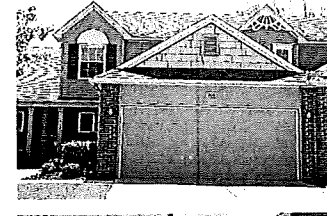
274 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-010      09/09/2022      11203      407      385,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      336,000      373,370      0.900



982 SPIREA  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-02-402-043      09/09/2022      02402      407      320,000      49,807  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      79      270,193      296,002      0.913



240 NEWBERRY LN  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-101-053      09/08/2022      CONDO      407      278,000      51,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1.5 STORY      86      227,000      338,782      0.670



318 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-014      08/31/2022      11203      407      475,000      49,905  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      425,095      415,345      1.023



229 NEWBERRY LN  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-101-107      08/30/2022      CONDO      407      268,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1.5 STORY      79      219,000      270,680      0.809



856 SPIREA  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-02-402-108      08/30/2022      02402      407      305,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      90      256,000      324,612      0.789



224 CANYON CREEK COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-203-004      07/29/2022      11203      407      455,000      49,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      406,000      417,582      0.972



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 02402 - CONDOMINIUM - THE MEADOWS, 11203 - MEADOWS WEST, 12303 - MARION OAKS THE LINKS

905 SPIREA  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-093       07/29/2022 02402   407           370,000       49,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           92           321,000       369,449       0.869



22 SEDUM  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-002       07/26/2022 02402   407           295,000       49,807  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1.5 STORY         79           245,193       275,899       0.889



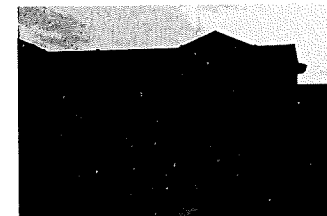
394 NEWBERRY LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-101-029       07/11/2022 CONDO   407           279,800       51,817  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1.5 STORY         80           227,983       337,112       0.676



30 SEDUM  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-003       05/31/2022 02402   407           264,050       49,807  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           79           214,243       278,521       0.769



1023 SPIREA  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-064       05/26/2022 02402   407           295,000       49,807  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1.5 STORY         80           245,193       284,637       0.861



268 CANYON CREEK COURT  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-11-203-009       05/09/2022 11203   407           385,000       49,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           98           336,000       412,207       0.815



220 NEWBERRY LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-101-056       05/06/2022 CONDO   407           270,000       51,817  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           80           218,183       271,110       0.805

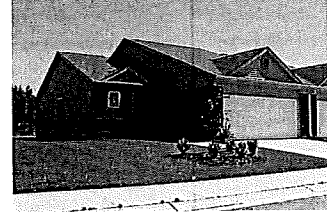


470 HOSTA  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-402-074       05/04/2022 02402   407           315,000       49,288  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           80           265,712       315,212       0.843



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 02402 - CONDOMINIUM - THE MEADOWS, 11203 - MEADOWS WEST, 12303 - MARION OAKS THE LINKS

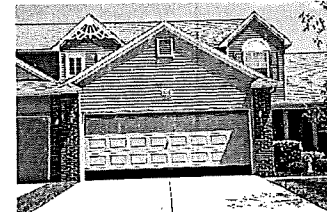
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-03-201-024	04/26/2022 CONDO	407	220,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82	171,000	270,554	0.632



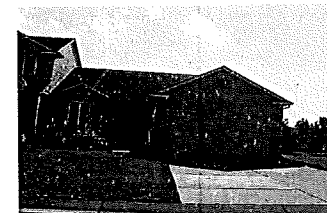
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-001	04/01/2022 02402	407	285,000	49,807	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83	235,193	314,476	0.748



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-12-101-042	02/11/2022 CONDO	407	285,000	51,817	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	80	233,183	310,089	0.752



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-141	01/14/2022 02402	407	255,000	49,807	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	205,193	268,618	0.764



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-143	12/30/2021 02402	407	275,000	49,807	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	225,193	274,837	0.819



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-12-101-031	12/23/2021 CONDO	407	250,000	51,817	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80	198,183	290,666	0.682



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-203-006	12/14/2021 11203	407	384,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	97	335,000	408,696	0.820



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-073	12/09/2021 02402	407	283,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80	234,000	289,066	0.810



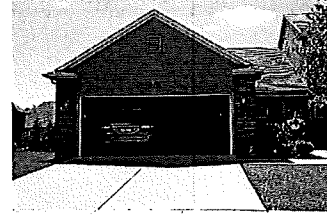
12/27/2023  
01:18 PM

ECF Analysis for: 4710 - MARION TOWNSHIP

Page: 7/9  
DB: Marion Twp 2024

Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 02402 - CONDOMINIUM - THE MEADOWS, 11203 - MEADOWS WEST, 12303 - MARION OAKS THE LINKS

375 NEWBERRY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-12-101-117		11/30/2021	CONDO	407	250,000	49,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	201,000	265,088	0.758	







**AKA: NORTH EAST DEVELOPMENTS**  
**2024 CRYSTAL WOOD, CRYSTAL CT SFR & PINEBROOK MEADOW**  
**1 STORY = .875 : 2 STORY = .830**

COMPUTER ANALYSIS IN BOOK  
 ECF NEIGHBORHOOD '012      03-209 PINEBROOK  
 2021 ECF: 1 STY. 785; 2 STY. 702

ECF	STYLE	
0.826	1	
0.861	2	newest
0.928	1	
0.935	1	
0.843	2	
0.828	2	
0.822	1	
0.812	2	
0.750	2	
0.803	2	
0.801	1	
0.670	2	
0.672	1	oldest

ECF	STYLE	
0.672	1	oldest
0.801	1	
0.822	1	
0.826	1	newest
0.928	1	
0.935	1	

ECF	STYLE	
0.670	2	
0.750	2	
0.803	2	
0.812	2	
0.828	2	
0.843	2	
0.861	2	

Neighborhoods Used: 012.NORTH EAST DEVELOPMENTS

2228 CRYSTAL CROSSING DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-03-204-010		11/16/2023	012	407	349,000	56,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	94	292,200	353,571	0.826	



132 CRYSTAL WOOD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-03-204-013		11/07/2023	012	407	384,900	56,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	97	328,100	381,240	0.861	



289 CRYSTAL CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-03-202-017		09/11/2023	012	407	375,000	56,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	88	318,200	343,026	0.928	



120 CRYSTAL WOOD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-03-204-011		08/07/2023	012	407	376,750	56,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	95	319,950	342,343	0.935	



199 CRYSTAL WOOD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-03-204-048		07/19/2023	012	407	392,000	56,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	95	335,200	397,799	0.843	



225 CRYSTAL CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-03-202-009		07/06/2023	012	407	385,000	56,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	88	328,200	396,584	0.828	



2058 PINEBROOK MEADOW CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-03-203-009		07/29/2022	012	407	410,000	72,611
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	94	337,389	410,221	0.822	



192 CRYSTAL WOOD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-03-204-021		06/01/2022	012	407	352,000	56,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	92	295,200	363,371	0.812	





12/27/2023  
01:38 PM

Neighborhoods Used: 012.NORTH EAST DEVELOPMENTS

---

115 CRYSTAL WOOD CIR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-03-204-034	12/10/2021 012	407	355,000	59,282	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	96	295,718	368,296	0.803



Neighborhoods Used: 012.NORTH EAST DEVELOPMENTS

	Single Family Computed Costs by Manual					
	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,449,161	1,449,161	1,449,161	1,449,161	1,449,161	1,449,161
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	1,907,290	1,907,290	1,907,290	1,907,290	1,907,290	1,907,290
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,356,451  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

	Single Family Sale Residual Values					
	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,267,739	1,267,739	1,267,739	1,267,739	1,267,739	1,267,739
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	1,582,418	1,582,418	1,582,418	1,582,418	1,582,418	1,582,418
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,850,157  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

		Statistics for this Analysis			
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
9	2	3.12	4.88	1.000	
After Application of E.C.F.s		3.25	3.75	1.000	

	Economic Condition Factor Estimates (# of data points)					
	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.875( 4)	0.875( 4)	0.875( 4)	0.875( 4)	0.875( 4)	0.875( 4)
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.5 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	0.830( 5)	0.830( 5)	0.830( 5)	0.830( 5)	0.830( 5)	0.830( 5)
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
FARMHOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MANUFACTURED	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
QUAD-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 0.849 (9)



**2024 DERBYSHIRE, SUNDANCE, JARTNICK,  
KNOLLS OF GRASS LAKE & SUNSET PINES ECF**

**ECF = .868**

**SEE SHEETS FOR CALCULATIONS**

ECF NEIGHBORHOOD 27102

2023 ECF .984

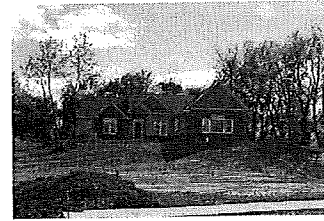
ecf	style
0.672	2
0.692	2
0.740	2
0.759	2
0.755	2
0.759	2
0.906	2
0.967	2
1.026	2
1.056	2
1.329	2
	NEWEST 2

ecf	style
0.633	1
0.693	1
0.743	1
0.851	1
0.912	1
0.987	1
1.157	1
	NEWEST 1

ecf	style
0.633	1,000
0.672	2,000
0.692	2,000
0.693	1,000
0.740	2,000
0.743	1,000
0.753	2,000
0.755	2,000
0.759	2,000
0.851	1,000
0.906	2,000
0.912	1,000
0.967	2,000
0.987	1,000
1.026	2,000
1.056	2,000
1.157	1,000
1.329	2,000

Neighborhoods Used: 27102.DERB FM, SUNS PNS, KNLS GRS LK, SUNDNC, JART,

2241 WILD CHERRY DR  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-27-202-100      11/03/2023      27102      401      454,900      69,500  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      84      385,400      556,487      0.693



2921 CLIVEDON RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-27-103-003      08/04/2023      27102      407      494,900      61,099  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2 STORY      98      433,801      326,472      1.329



2250 WHITE HAWK TRL  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-27-202-093      07/19/2023      27102      401      680,000      118,463  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2 STORY      92      561,537      547,570      1.026



177 SUNSET PINES DR  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-26-401-006      06/16/2023      27102      407      490,000      60,000  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      79      430,000      371,563      1.157



4025 PRAIRIE ROSE DR  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-27-202-078      03/23/2023      27102      401      460,000      73,678  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2 STORY      89      386,322      511,510      0.755



2269 WHITE HAWK TRL  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-27-202-119      12/22/2022      27102      401      499,900      69,500  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2 STORY      89      430,400      581,666      0.740



2195 SUNDANCE RIDGE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-27-201-015      12/06/2022      27102      407      467,000      54,800  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2 STORY      97      412,200      595,605      0.692



2265 WILD CHERRY DR  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-27-202-098      11/08/2022      27102      401      495,000      80,000  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      91      415,000      558,786      0.743



Neighborhoods Used: 27102.DERB FM, SUNS PNS, KNLS GRS LK, SUNDNC, JART,

2909 CLIVEDON RD  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-27-103-004    09/16/2022   27102      407            430,000       68,734  
Occupancy        Style            %Good       ResidualValue   CostByManual    E.C.F.  
Single Family    2 STORY            94            361,266       480,065       0.753



2362 WILD CHERRY DR  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-27-202-109    09/13/2022   27102      401            605,000       69,500  
Occupancy        Style            %Good       ResidualValue   CostByManual    E.C.F.  
Single Family    2 STORY            90            535,500       591,093       0.906



2842 CLIVEDON RD  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-27-103-032    08/01/2022   27102      407            390,000       60,728  
Occupancy        Style            %Good       ResidualValue   CostByManual    E.C.F.  
Single Family    1 STORY            94            329,272       361,083       0.912



232 SUNSET PINES DR  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-26-401-011    07/01/2022   27102      407            445,000       64,903  
Occupancy        Style            %Good       ResidualValue   CostByManual    E.C.F.  
Single Family    1 STORY            78            380,097       385,251       0.987



2610 CLIVEDON RD  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-27-102-005    05/13/2022   27102      401            485,000       85,000  
Occupancy        Style            %Good       ResidualValue   CostByManual    E.C.F.  
Single Family    2 STORY            78            400,000       378,946       1.056



2739 CLIVEDON RD  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-27-103-018    12/23/2021   27102      407            344,000       60,000  
Occupancy        Style            %Good       ResidualValue   CostByManual    E.C.F.  
Single Family    2 STORY            89            284,000       293,816       0.967



4049 PRAIRIE ROSE DR  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-27-202-076    11/12/2021   27102      401            525,000       86,797  
Occupancy        Style            %Good       ResidualValue   CostByManual    E.C.F.  
Single Family    2 STORY            85            438,203       576,966       0.759



4421 SUNDANCE CIR  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-26-101-028    11/10/2021   27102      401            399,900       69,500  
Occupancy        Style            %Good       ResidualValue   CostByManual    E.C.F.  
Single Family    1 STORY            78            330,400       388,385       0.851



Neighborhoods Used: 27102.DERB FM, SUNS PNS, KNLS GRS LK, SUNDNC, JART,

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
1.25 STORY	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
1.5 STORY	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
1.75 STORY	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
2 STORY	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
BI-LEVEL	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
CONDO	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
DUPLEX	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
FARMHOUSE	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
LOG HOME	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
MANUFACTURED	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
MOBILE HOME	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
MODULAR	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
QUAD-LEVEL	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265
TRI-LEVEL	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265	7,505,265

Total Single Family Costs by Manual : 7,505,265  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
1.25 STORY	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
1.5 STORY	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
1.75 STORY	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
2 STORY	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
BI-LEVEL	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
CONDO	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
DUPLEX	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
FARMHOUSE	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
LOG HOME	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
MANUFACTURED	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
MOBILE HOME	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
MODULAR	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
QUAD-LEVEL	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398
TRI-LEVEL	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398	6,513,398

Total Single Family Sale Residual Values : 6,513,398  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
16	4	13.68	15.76	1.003
After Application of E.C.F.s		13.41	15.49	1.004

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
1.25 STORY	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
1.5 STORY	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
1.75 STORY	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
2 STORY	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
BI-LEVEL	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
CONDO	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
DUPLEX	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
FARMHOUSE	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
LOG HOME	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
MANUFACTURED	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
MOBILE HOME	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
MODULAR	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
QUAD-LEVEL	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)
TRI-LEVEL	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)	0.868(16)

Single Family E.C.F. : 0.868 (16)

Neighborhoods Used: 27102.DERB FM, SUNS PNS, KNLS GRS LK, SUNDNC, JART,

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>>>>>>>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 2  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 27102 - DERB FM, SUNS PNS, KNLS GRS LK, SUNDNC, JART,

-----

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.69
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00



**2024 FOREST ECF = .833**

**SEE COMPUTER PRINTOUT IN BOOK**

ECF NEIGHBORHOOD '12201

- 0.566
- 0.620
- 0.722
- 0.760
- 0.782
- 0.857
- 0.992
- 1.015

Neighborhoods Used: 12201.FOREST

1449 MORNING MIST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-12-201-021		10/26/2023		12201 407	400,000	83,100
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	85	316,900	416,998	0.760	



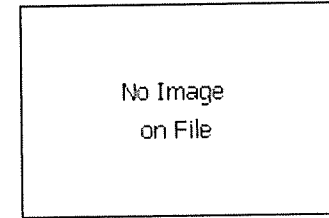
1063 ELK RUN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-12-201-064		10/25/2023		12201 407	365,000	88,259
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	84	276,741	322,771	0.857	



1044 ELK RUN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-12-201-002		05/24/2023		12201 407	365,000	83,100
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	81	281,900	277,810	1.015	



1415 MORNING MIST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-12-201-037		10/13/2022		12201 407	355,000	83,100
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	82	271,900	376,691	0.722	



1282 MORNING MIST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-12-201-065		06/15/2022		12201 407	405,000	83,100
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	81	321,900	345,387	0.932	



1346 MORNING MIST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-12-201-069		04/06/2022		12201 407	386,000	84,672
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	83	301,328	385,561	0.782	



Neighborhoods Used: 12201.FOREST

Single Family Computed Costs by Manual							
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
1.25 STORY	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
1.5 STORY	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
1.75 STORY	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
2 STORY	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
BI-LEVEL	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
CONDO	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
DUPLEX	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
FARMHOUSE	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
LOG HOME	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
MANUFACTURED	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
MOBILE HOME	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
MODULAR	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
QUAD-LEVEL	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217
TRI-LEVEL	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217	2,125,217

Total Single Family Costs by Manual : 2,125,217  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values							
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
1.25 STORY	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
1.5 STORY	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
1.75 STORY	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
2 STORY	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
BI-LEVEL	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
CONDO	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
DUPLEX	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
FARMHOUSE	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
LOG HOME	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
MANUFACTURED	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
MOBILE HOME	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
MODULAR	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
QUAD-LEVEL	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669
TRI-LEVEL	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669	1,770,669

Total Single Family Sale Residual Values : 1,770,669  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis					
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
6	0	8.08	10.81	1.000	
After Application of E.C.F.s		7.77	10.39	1.000	

Economic Condition Factor Estimates (# of data points)							
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
1.25 STORY	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
1.5 STORY	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
1.75 STORY	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
2 STORY	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
BI-LEVEL	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
CONDO	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
DUPLEX	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
FARMHOUSE	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
LOG HOME	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
MANUFACTURED	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
MOBILE HOME	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
MODULAR	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
QUAD-LEVEL	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)
TRI-LEVEL	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)	0.833( 6)

Single Family E.C.F. : 0.833 (6)

12/27/2023  
10:03 AM

Neighborhoods Used: 12201.FOREST

---

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<<<<<<<<    Settings for this Analysis    >>>>>>>>>>>>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 4  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 12201 - FOREST

---

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.62
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

**2024 FOX MEADOWS**

**0.879**

SEE COMPUTER SHEETS

04-104 FOX MEADOWS

05-203 MYSTIC MEADOWS

01:52 PM

Neighborhoods Used: 04104.FOX MEADOWS & MYSTIC MEADOWS

318 GRANITE DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-05-203-003       06/08/2023   04104     407           430,000     55,000  
 Occupancy           Style           %Good     ResidualValue   CostByManual   E.C.F.  
 Single Family       1.5 STORY       81           375,000       454,345       0.825



121 FOX MEADOWS CT  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-04-104-004       04/06/2023   04104     407           319,500     47,350  
 Occupancy           Style           %Good     ResidualValue   CostByManual   E.C.F.  
 Single Family       2 STORY         90           272,150       327,101       0.832



86 FOX MEADOWS CT  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-04-104-013       02/14/2022   04104     407           343,000     47,350  
 Occupancy           Style           %Good     ResidualValue   CostByManual   E.C.F.  
 Single Family       2 STORY         87           295,650       297,269       0.995



50 FOX MEADOWS CT  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-04-104-016       12/15/2021   04104     407           324,900     47,350  
 Occupancy           Style           %Good     ResidualValue   CostByManual   E.C.F.  
 Single Family       2 STORY         92           277,550       309,289       0.897



01:52 PM

Neighborhoods Used: 04104.FOX MEADOWS & MYSTIC MEADOWS

Single Family Computed Costs by Manual >>>>>>>>>>>>

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
1.25 STORY	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
1.5 STORY	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
1.75 STORY	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
2 STORY	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
BI-LEVEL	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
CONDO	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
DUPLEX	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
FARMHOUSE	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
LOG HOME	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
MANUFACTURED	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
MOBILE HOME	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
MODULAR	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
QUAD-LEVEL	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003
TRI-LEVEL	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003	1,388,003

Total Single Family Costs by Manual : 1,388,003  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values >>>>>>>>>>>>

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
1.25 STORY	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
1.5 STORY	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
1.75 STORY	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
2 STORY	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
BI-LEVEL	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
CONDO	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
DUPLEX	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
FARMHOUSE	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
LOG HOME	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
MANUFACTURED	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
MOBILE HOME	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
MODULAR	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
QUAD-LEVEL	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350
TRI-LEVEL	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350	1,220,350

Total Single Family Sale Residual Values : 1,220,350  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis >>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	5.42	8.23	0.997
After Application of E.C.F.s		5.31	8.14	0.997

Economic Condition Factor Estimates (# of data points) >>>>>>>>>>>>

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
1.25 STORY	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
1.5 STORY	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
1.75 STORY	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
2 STORY	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
BI-LEVEL	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
CONDO	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
DUPLEX	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
FARMHOUSE	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
LOG HOME	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
MANUFACTURED	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
MOBILE HOME	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
MODULAR	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
QUAD-LEVEL	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)
TRI-LEVEL	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)	0.879( 4)

Single Family E.C.F. : 0.879 (4)





**2024 S OAK, MAR KNOLL, SIERRA GRANDE, ROLLING ACRES  
1 & 1.25 STORY = 1.071: 1.5 & 1.75 STY = 1.012 2 STORY = .956**

2022 ECF: 1 STY = .937: 2 STY = .984

2023 ECF: 1 STY = .970: 2 STY = 1.063

SEE COMPUTER SHEETS IN BOOK

ECF NEIGHBORHOOD '003
27-402 SOUTH OAKS
27-403 SOUTH OAKS
34-201 SOUTH OAKS
ROLLING ACRES
35-202 MARION KNOLL

ECF	STY HT
0.704	1
0.782	1
0.998	1
1.012	1
1.037	1
1.183	1

ECF	STY HT
0.925	1.5
1.077	1.5

ECF	STY HT
0.848	2
0.892	2
0.922	2
0.935	2
1.028	2
1.029	2
1.138	2

Neighborhoods Used: 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL

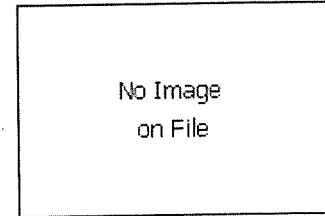
5193 EDWARD JAMES DR  
Parcel Number 4710-27-402-011 ✓ \*\* Valid Sale 11/07/2023 003 \*\* Class 407 AdjSalePrice 416,000 LandValue 58,500  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 2 STORY 79 357,500 347,901 1.028



4928 YAX POINTE DR  
Parcel Number 4710-27-403-008 ✓ \*\* Valid Sale 10/04/2023 003 \*\* Class 407 AdjSalePrice 380,000 LandValue 58,500  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1.5 STORY 78 321,500 347,442 0.925



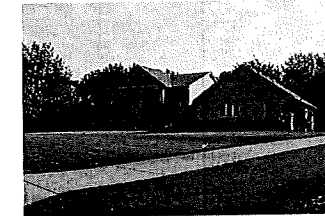
4661 SIERRA DR  
Parcel Number 4710-26-301-037 \*\* Valid Sale 11/29/2022 003 \*\* Class 401 AdjSalePrice 290,000 LandValue 86,875  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family QUAD-LEVEL 60 203,125 223,545 0.909



5817 CARTER CT  
Parcel Number 4710-35-402-004 \*\* Valid Sale 11/09/2022 003 \*\* Class 407 AdjSalePrice 357,000 LandValue 60,000  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 77 297,000 251,048 1.183



5403 LENARD CIR  
Parcel Number 4710-34-201-009 ✓ \*\* Valid Sale 11/04/2022 003 \*\* Class 401 AdjSalePrice 425,000 LandValue 65,000  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 2 STORY 75 360,000 384,828 0.935



5117 OAK BARK CT  
Parcel Number 4710-35-202-012 \*\* Valid Sale 10/14/2022 003 \*\* Class 401 AdjSalePrice 425,000 LandValue 60,000  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 2 STORY 79 365,000 395,800 0.922



4771 SIERRA DR  
Parcel Number 4710-26-301-025 \*\* Valid Sale 10/03/2022 003 \*\* Class 401 AdjSalePrice 389,000 LandValue 74,450  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family TRI-LEVEL 84 314,550 354,359 0.888



4751 SIERRA DR  
Parcel Number 4710-26-301-024 \*\* Valid Sale 09/06/2022 003 \*\* Class 401 AdjSalePrice 352,500 LandValue 69,500  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1.75 STORY 79 283,000 263,624 1.074



Neighborhoods Used: 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL

5293 LENARD CIR  
Parcel Number 4710-34-201-004 ✓  
Occupancy Single Family  
Style 2 STORY  
Valid Sale 08/01/2022 003  
Class 401  
AdjSalePrice 489,000  
LandValue 65,000  
ResidualValue 424,000  
CostByManual 475,395  
E.C.F. 0.892



5250 LENARD CIR  
Parcel Number 4710-34-201-020 ✓  
Occupancy Single Family  
Style 1 STORY  
Valid Sale 05/16/2022 003  
Class 401  
AdjSalePrice 400,000  
LandValue 58,500  
ResidualValue 341,500  
CostByManual 337,556  
E.C.F. 1.012



5089 EDWARD JAMES DR  
Parcel Number 4710-27-402-007 ✓  
Occupancy Single Family  
Style 1 STORY  
Valid Sale 05/11/2022 003  
Class 407  
AdjSalePrice 320,000  
LandValue 65,000  
ResidualValue 255,000  
CostByManual 245,872  
E.C.F. 1.037



5372 UNIVERSE AVE  
Parcel Number 4710-34-201-025 ✓  
Occupancy Single Family  
Style 1.5 STORY  
Valid Sale 05/10/2022 003  
Class 401  
AdjSalePrice 560,000  
LandValue 58,500  
ResidualValue 501,500  
CostByManual 465,460  
E.C.F. 1.077



5101 OAK BARK CT  
Parcel Number 4710-35-202-013  
Occupancy Single Family  
Style 2 STORY  
Valid Sale 12/21/2021 003  
Class 401  
AdjSalePrice 452,000  
LandValue 60,000  
ResidualValue 392,000  
CostByManual 380,950  
E.C.F. 1.029



Neighborhoods Used: 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	834,476	834,476	834,476	834,476	834,476	834,476
1.25 STORY	0	0	0	0	0	0
1.5 STORY	812,901	812,901	812,901	812,901	812,901	812,901
1.75 STORY	263,624	263,624	263,624	263,624	263,624	263,624
2 STORY	1,984,873	1,984,873	1,984,873	1,984,873	1,984,873	1,984,873
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	223,545	223,545	223,545	223,545	223,545	223,545
TRI-LEVEL	354,359	354,359	354,359	354,359	354,359	354,359
	0	0	0	0	0	0

Total Single Family Costs by Manual : 4,473,778  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	893,500	893,500	893,500	893,500	893,500	893,500
1.25 STORY	0	0	0	0	0	0
1.5 STORY	823,000	823,000	823,000	823,000	823,000	823,000
1.75 STORY	283,000	283,000	283,000	283,000	283,000	283,000
2 STORY	1,898,500	1,898,500	1,898,500	1,898,500	1,898,500	1,898,500
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	203,125	203,125	203,125	203,125	203,125	203,125
TRI-LEVEL	314,550	314,550	314,550	314,550	314,550	314,550
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,415,675  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis					
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
13	1	6.22	7.24	1.000	
After Application of E.C.F.s		4.02	4.90	1.001	

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.071( 3)	1.071( 3)	1.071( 3)	1.071( 3)	1.071( 3)	1.071( 3)
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.5 STORY	1.012( 2)	1.012( 2)	1.012( 2)	1.012( 2)	1.012( 2)	1.012( 2)
1.75 STORY	1.074( 1)	1.074( 1)	1.074( 1)	1.074( 1)	1.074( 1)	1.074( 1)
2 STORY	0.956( 5)	0.956( 5)	0.956( 5)	0.956( 5)	0.956( 5)	0.956( 5)
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
FARMHOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MANUFACTURED	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
QUAD-LEVEL	0.909( 1)	0.909( 1)	0.909( 1)	0.909( 1)	0.909( 1)	0.909( 1)
TRI-LEVEL	0.888( 1)	0.888( 1)	0.888( 1)	0.888( 1)	0.888( 1)	0.888( 1)
	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 0.987 (13)



**2024 HOMETOWN VILLAGE ECF**  
**1 STY = .751: 2 STY = .841**

11-201 & 11-202

NEIGH: 002

SEE COMPUTER ANALYSIS IN BOOK

<u>2021 ECF</u>	
1 STY	0.718
2 STY	0.707

2022 ECF .726

2023 ECF .824

Neighborhoods Used: 002.HOMETOWN VILLAGE 1

230 MERRIMACK DR  
Parcel Number 4710-11-202-144  
Occupancy Single Family  
Style 2 STORY  
Valid Sale 07/31/2023 002  
Class 407  
AdjSalePrice 385,000  
LandValue 49,000  
ResidualValue 336,000  
CostByManual 466,983  
E.C.F. 0.720



1181 PORTSMOUTH DR  
Parcel Number 4710-11-201-080  
Occupancy Single Family  
Style 2 STORY  
Valid Sale 07/26/2023 002  
Class 407  
AdjSalePrice 340,000  
LandValue 49,000  
ResidualValue 291,000  
CostByManual 342,763  
E.C.F. 0.849



88 CHAMPLAIN BLVD  
Parcel Number 4710-11-201-004  
Occupancy Single Family  
Style 2 STORY  
Valid Sale 07/06/2023 002  
Class 407  
AdjSalePrice 352,000  
LandValue 49,000  
ResidualValue 303,000  
CostByManual 335,920  
E.C.F. 0.902



1317 HUDSON DR  
Parcel Number 4710-11-201-015  
Occupancy Single Family  
Style 2 STORY  
Valid Sale 05/01/2023 002  
Class 407  
AdjSalePrice 365,000  
LandValue 49,000  
ResidualValue 316,000  
CostByManual 334,342  
E.C.F. 0.945



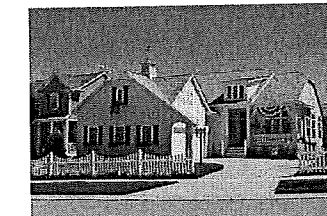
156 PENOBSCOT DR  
Parcel Number 4710-11-202-104  
Occupancy Single Family  
Style 2 STORY  
Valid Sale 03/29/2023 002  
Class 407  
AdjSalePrice 360,000  
LandValue 53,000  
ResidualValue 307,000  
CostByManual 419,138  
E.C.F. 0.732



1125 HUDSON DR  
Parcel Number 4710-11-201-031  
Occupancy Single Family  
Style 2 STORY  
Valid Sale 12/12/2022 002  
Class 407  
AdjSalePrice 349,900  
LandValue 49,000  
ResidualValue 300,900  
CostByManual 342,089  
E.C.F. 0.880



1173 HUDSON DR  
Parcel Number 4710-11-201-027  
Occupancy Single Family  
Style 1 STORY  
Valid Sale 11/03/2022 002  
Class 407  
AdjSalePrice 370,500  
LandValue 49,000  
ResidualValue 321,500  
CostByManual 391,617  
E.C.F. 0.821



245 MERRIMACK DR  
Parcel Number 4710-11-202-162  
Occupancy Single Family  
Style 2 STORY  
Valid Sale 09/16/2022 002  
Class 407  
AdjSalePrice 372,900  
LandValue 53,000  
ResidualValue 319,900  
CostByManual 430,912  
E.C.F. 0.742



Neighborhoods Used: 002.HOMETOWN VILLAGE 1

1152 HUDSON DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-11-201-039       09/01/2022 002       407       330,000       53,000  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           80           277,000       364,006       0.761



177 PENOBSCOT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-11-202-100       07/05/2022 002       407       365,000       51,000  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           83           314,000       354,526       0.886



1300 HUDSON DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-11-201-055       06/30/2022 002       407       315,000       53,000  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           81           262,000       273,291       0.959



1233 HUDSON DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-11-201-022       06/17/2022 002       407       385,000       49,000  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           80           336,000       334,317       1.005



1118 HUDSON DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-11-201-034       05/27/2022 002       407       375,000       53,000  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           80           322,000       325,995       0.988



216 PENOBSCOT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-11-202-114       05/23/2022 002       407       380,000       53,000  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           83           327,000       389,755       0.839



1222 HUDSON DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-11-201-047       03/31/2022 002       407       375,000       49,000  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           80           326,000       355,323       0.917



147 MERRIMACK DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-11-202-173       03/16/2022 002       407       329,000       53,000  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           90           276,000       348,887       0.791



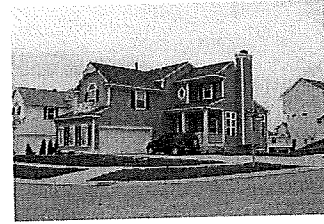


12/27/2023

02:15 PM

Neighborhoods Used: 002.HOMETOWN VILLAGE 1

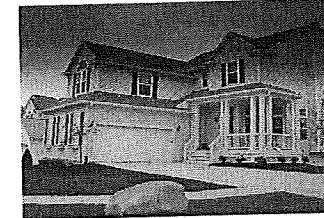
191 PENOBSCOT DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-11-202-098	02/23/2022 002	407	325,000	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	82	276,000	336,605	0.820	



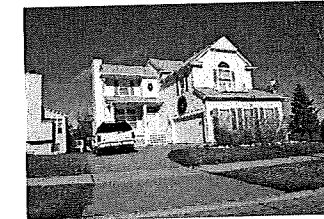
1197 HUDSON DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-11-201-025	02/10/2022 002	407	345,000	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	296,000	430,791	0.687	



298 MERRIMACK DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-11-202-115	12/30/2021 002	407	310,000	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	83	261,000	378,641	0.689	



1341 HUDSON DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-11-201-013	12/28/2021 002	407	305,000	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	81	256,000	298,664	0.857	



Neighborhoods Used: 002.HOMETOWN VILLAGE 1

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	822,407	822,407	822,407	822,407	822,407	822,407
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	6,432,159	6,432,159	6,432,159	6,432,159	6,432,159	6,432,159
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 7,254,567  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	617,500	617,500	617,500	617,500	617,500	617,500
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	5,406,800	5,406,800	5,406,800	5,406,800	5,406,800	5,406,800
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 6,024,300  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
20	0	8.41	10.08	1.001
After Application of E.C.F.s		7.96	9.42	1.002

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.751( 2)	0.751( 2)	0.751( 2)	0.751( 2)	0.751( 2)	0.751( 2)
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.5 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	0.841(18)	0.841(18)	0.841(18)	0.841(18)	0.841(18)	0.841(18)
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
FARMHOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MANUFACTURED	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
QUAD-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 0.830 (20)



# 2024 MARION CREEK

2 STY = .981 BI = 1.003

ECF NEIGHBORHOOD '02103		
PARCEL	ECF	STYLE
90	0.826	2
42	0.852	2
35	0.865	2
34	0.867	2
23	0.910	2
44	0.922	2
72	0.934	2
9	0.950	2
25	0.954	2
12	0.958	2
4	0.959	2
32	0.961	2
15	0.973	2
67	0.976	2
35	1.008	2
30	1.023	2
26	1.027	2
55	1.049	2
7	1.051	2
4	1.055	2
84	1.075	2
29	1.132	2
39	2.454	2
41	2.610	2
40	2.764	2

PARCEL	ECF	STYLE
33	0.833	BI
75	0.886	BI
28	0.906	BI
66	1.001	BI
94	1.118	BI

OUTLIER = REMOVED

2023 ECF	
2 STY	0.909
BI	0.988

Neighborhoods Used: 02103.MARION CREEK

1042 KEMPERWOOD CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-02-103-035		11/10/2023		02103 407	382,000	84,732
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	97		297,268	294,878	1.008



1068 WEATHERSTONE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-02-103-004		09/14/2023		02103 407	395,000	68,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	95		327,000	309,847	1.055



1020 KENNY BROOK LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-02-103-067		07/28/2023		02103 407	350,000	68,709
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	96		281,291	288,068	0.976



1025 KENNY BROOK LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-02-103-066		07/07/2023		02103 407	372,000	68,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	96		304,000	303,827	1.001



1266 WEATHERSTONE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-02-103-015		04/14/2023		02103 407	405,000	68,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	95		337,000	346,402	0.973



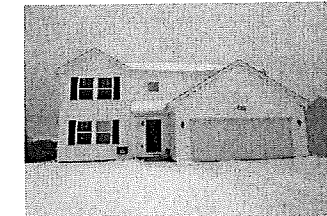
1494 WEATHERSTONE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-02-103-029		01/06/2023		02103 407	429,900	75,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	98		354,900	313,589	1.132



1225 WEATHERSTONE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-02-103-084		12/30/2022		02103 407	400,000	68,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	95		332,000	308,900	1.075



1068 WEATHERSTONE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-02-103-004		12/15/2022		02103 407	365,000	68,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	95		297,000	309,847	0.959



Neighborhoods Used: 02103.MARION CREEK

1333 WEATHERSTONE LN  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-02-103-044    10/14/2022    02103      407            335,000      68,824  
Occupancy          Style            %Good      ResidualValue    CostByManual    E.C.F.  
Single Family      2 STORY            96            266,176        288,832        0.922



1029 WEATHERSTONE LN  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-02-103-094    09/29/2022    02103      407            374,900      73,819  
Occupancy          Style            %Good      ResidualValue    CostByManual    E.C.F.  
Single Family      BI-LEVEL            98            301,081        269,202        1.118



1152 WEATHERSTONE LN  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-02-103-007    09/09/2022    02103      407            425,000      68,000  
Occupancy          Style            %Good      ResidualValue    CostByManual    E.C.F.  
Single Family      2 STORY            95            357,000        339,666        1.051



1220 WEATHERSTONE LN  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-02-103-012    05/16/2022    02103      407            405,000      68,000  
Occupancy          Style            %Good      ResidualValue    CostByManual    E.C.F.  
Single Family      2 STORY            94            337,000        351,647        0.958



1464 WEATHERSTONE LN  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-02-103-026    03/25/2022    02103      407            375,000      75,000  
Occupancy          Style            %Good      ResidualValue    CostByManual    E.C.F.  
Single Family      2 STORY            98            300,000        291,992        1.027



1486 WEATHERSTONE LN  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-02-103-028    02/28/2022    02103      407            359,900      76,805  
Occupancy          Style            %Good      ResidualValue    CostByManual    E.C.F.  
Single Family      BI-LEVEL            98            283,095        312,371        0.906



1456 WEATHERSTONE LN  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-02-103-025    02/23/2022    02103      407            375,000      75,000  
Occupancy          Style            %Good      ResidualValue    CostByManual    E.C.F.  
Single Family      2 STORY            98            300,000        314,480        0.954



1485 WEATHERSTONE LN  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-02-103-030    02/22/2022    02103      407            389,900      75,000  
Occupancy          Style            %Good      ResidualValue    CostByManual    E.C.F.  
Single Family      2 STORY            98            314,900        307,904        1.023

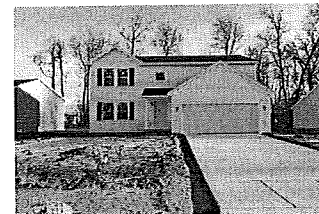


Neighborhoods Used: 02103.MARION CREEK

1170 KENNY BROOK LN  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-02-103-072      02/17/2022      02103      407      389,900      68,709  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      97      321,191      343,882      0.934



1453 WEATHERSTONE LN  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-02-103-032      02/10/2022      02103      407      370,990      75,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      98      295,990      307,875      0.961



1430 WEATHERSTONE LN  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-02-103-023      01/20/2022      02103      407      339,900      75,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      97      264,900      291,217      0.910



1042 KEMPERWOOD CT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-02-103-035      12/20/2021      02103      407      339,900      84,732  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      97      255,168      294,878      0.865



1020 KEMPERWOOD CT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-02-103-034      12/10/2021      02103      407      339,900      75,709  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      97      264,191      304,774      0.867



Neighborhoods Used: 02103.MARION CREEK

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	5,608,677	5,608,677	5,608,677	5,608,677	5,608,677	5,608,677
BI-LEVEL	885,400	885,400	885,400	885,400	885,400	885,400
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 6,494,077  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

	Single Family Sale Residual Values					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	5,502,975	5,502,975	5,502,975	5,502,975	5,502,975	5,502,975
BI-LEVEL	888,176	888,176	888,176	888,176	888,176	888,176
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 6,391,151  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

		Statistics for this Analysis		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
21	9	4.71	5.86	1.003
After Application of E.C.F.s		4.64	5.80	1.003

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.5 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	0.981(18)	0.981(18)	0.981(18)	0.981(18)	0.981(18)	0.981(18)
BI-LEVEL	1.003( 3)	1.003( 3)	1.003( 3)	1.003( 3)	1.003( 3)	1.003( 3)
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
FARMHOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MANUFACTURED	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
QUAD-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 0.984 (21)



12/27/2023  
02:30 PM

Neighborhoods Used: 02103.MARION CREEK

---

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 2  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 02103 - MARION CREEK

---

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.83 Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10 Maximum E.C.F. (Commercial): 3.00

**2024 MARION OAKS ECF**

THE DELLS 10-12-301-\*\*\*

1 STY .927; 2 STY .841

2023 ECF	
1 STY	0.878
2 STY	0.851

**2024 MARION OAKS ECF**

THE HIGHLANDS 10-12-302-\*\*\*

1 STY .969; 2 STY .884

2023 ECF	
1 STY	0.958
2 STY	0.856

Neighborhoods Used: 12301.MARION OAKS PUD THE DELLS

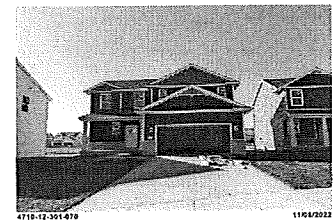
2077 DABATE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-041       10/27/2023   12301     407           450,000     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98       365,000       410,128       0.890



2028 DABATE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-072       10/11/2023   12301     407           415,000     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98       330,000       415,155       0.795



2058 DABATE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-070       10/03/2023   12301     407           425,000     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98       340,000       412,824       0.824



2020 DABATE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-073       09/01/2023   12301     407           449,900     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98       364,900       405,621       0.900



61 BARNESLEY DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-014       08/16/2023   12301     407           424,900     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           96       339,900       401,360       0.847



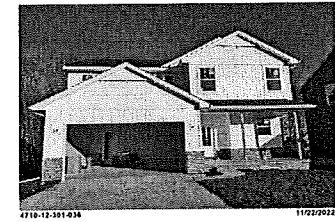
2015 DABATE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-037       07/14/2023   12301     407           470,000     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98       385,000       460,907       0.835



235 BARNESLEY DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-034       06/30/2023   12301     407           495,000     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98       410,000       467,526       0.877



2007 DABATE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-036       05/26/2023   12301     407           450,000     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98       365,000       419,191       0.871

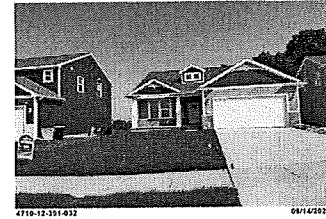


Neighborhoods Used: 12301.MARION OAKS PUD THE DELLS

2029 DABATE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-038       05/17/2023   12301     407           480,000     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98       395,000       432,974       0.912



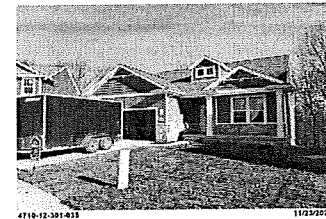
219 BARNESLEY DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-032       04/21/2023   12301     407           470,800     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           98       385,800       380,614       1.014



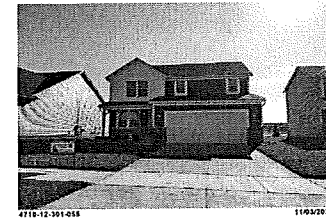
2040 DABATE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-071       04/17/2023   12301     407           445,000     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98       360,000       437,339       0.823



239 BARNESLEY DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-035       03/10/2023   12301     407           460,000     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           98       375,000       357,822       1.048



166 SAWGRASS DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-055       02/17/2023   12301     407           409,000     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98       324,000       423,497       0.765



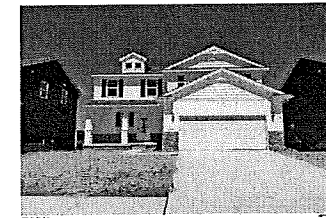
179 BARNESLEY DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-027       02/16/2023   12301     407           400,000     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           98       315,000       350,446       0.899



227 BARNESLEY DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-033       01/18/2023   12301     407           460,000     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98       375,000       436,317       0.859



203 BARNESLEY DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-030       12/09/2022   12301     407           439,900     85,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98       354,900       442,838       0.801



Neighborhoods Used: 12301.MARION OAKS PUD THE DELLS

2112 BLACKSTONE LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-006       10/13/2022 12301   407           385,000       85,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           97           300,000       382,690       0.784



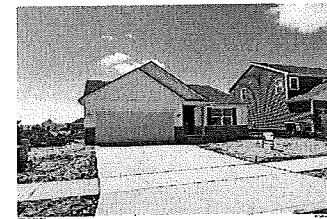
144 SAWGRASS DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-057       10/12/2022 12301   407           365,730       85,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           98           280,730       340,761       0.824



158 SAWGRASS DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-056       09/29/2022 12301   407           378,370       85,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98           293,370       366,419       0.801



88 SAWGRASS DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-063       09/26/2022 12301   407           357,840       85,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98           272,840       322,897       0.845



183 BARNESLEY DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-028       08/31/2022 12301   407           415,000       85,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98           330,000       387,804       0.851



211 BARNESLEY DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-031       08/29/2022 12301   407           469,680       85,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98           384,680       472,191       0.815



114 SAWGRASS DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-060       08/12/2022 12301   407           380,165       85,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           98           295,165       336,200       0.878



195 BARNESLEY DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-12-301-029       08/05/2022 12301   407           468,410       85,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           98           383,410       480,709       0.798



Neighborhoods Used: 12301.MARION OAKS PUD THE DELLS

135 BARNSELEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-12-301-023	07/15/2022 12301	407	508,900	87,028	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	98	421,872	457,957	0.921



172 SAWGRASS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-12-301-054	05/25/2022 12301	407	379,900	85,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98	294,900	354,465	0.832



129 BARNSELEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-12-301-022	04/22/2022 12301	407	413,000	85,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	96	328,000	334,105	0.982









Neighborhoods Used: 12302.MARION OAKS THE HIGHLANDS

2056 GAMBREL LANE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-302-137      07/28/2023      12302      407      504,000      85,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      98      419,000      418,951      1.000



555 TRESTLE DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-302-016      06/20/2023      12302      407      550,000      87,721  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      462,279      554,489      0.834



2078 GAMBREL LANE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-302-135      05/31/2023      12302      407      523,000      85,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      438,000      414,343      1.057



641 TRESTLE DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-302-021      05/26/2023      12302      407      689,900      85,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      98      604,900      678,355      0.892



2090 GAMBREL LANE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-302-134      02/27/2023      12302      407      560,000      85,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      98      475,000      604,437      0.786



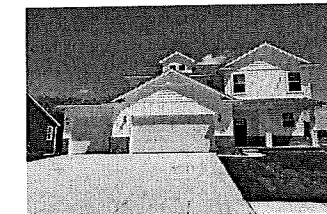
670 TRESTLE DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-302-026      10/26/2022      12302      407      700,000      85,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      98      615,000      751,897      0.818



2061 GAMBREL LANE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-302-037      10/18/2022      12302      407      528,100      85,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      98      443,100      434,953      1.019

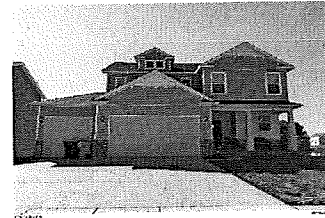


2085 GAMBREL LANE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-302-039      09/23/2022      12302      407      550,000      85,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      98      465,000      462,071      1.006



Neighborhoods Used: 12302.MARION OAKS THE HIGHLANDS

628 TRESTLE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-302-030	07/08/2022 12302	407	550,000	85,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	98	465,000	481,585	0.966	



2047 GAMBREL LANE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-302-036	06/30/2022 12302	407	560,000	85,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	98	475,000	489,367	0.971	



2066 GAMBREL LANE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-302-136	06/30/2022 12302	407	505,640	85,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	98	420,640	492,732	0.854	



656 TRESTLE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-302-028	06/30/2022 12302	407	670,000	85,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	97	585,000	566,133	1.033	



2077 GAMBREL LANE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-302-038	06/28/2022 12302	407	510,000	85,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	98	425,000	409,917	1.037	



625 TRESTLE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-302-020	05/17/2022 12302	407	650,000	85,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	98	565,000	610,567	0.925	



560 TRESTLE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-302-034	04/29/2022 12302	407	583,295	85,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	98	498,295	567,172	0.879	



684 TRESTLE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-302-025	04/22/2022 12302	407	765,000	85,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	97	680,000	768,879	0.884	



Neighborhoods Used: 12302.MARION OAKS THE HIGHLANDS

577 TRESTLE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-302-017	04/13/2022 12302	407	652,000	85,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	98	567,000	715,154	0.793	



590 TRESTLE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-302-032	04/08/2022 12302	407	529,500	85,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	98	444,500	553,057	0.804	



593 TRESTLE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-302-018	04/01/2022 12302	407	702,000	85,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	97	617,000	713,908	0.864	



Neighborhoods Used: 12302.MARION OAKS THE HIGHLANDS

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,555,449	2,555,449	2,555,449	2,555,449	2,555,449	2,555,449
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	8,132,517	8,132,517	8,132,517	8,132,517	8,132,517	8,132,517
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 10,687,966  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

	Single Family Sale Residual Values					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,475,279	2,475,279	2,475,279	2,475,279	2,475,279	2,475,279
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	7,189,435	7,189,435	7,189,435	7,189,435	7,189,435	7,189,435
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 9,664,714  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

		Statistics for this Analysis		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
19	25	7.32	8.60	0.996
After Application of E.C.F.s		6.51	7.58	0.997

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.969( 5)	0.969( 5)	0.969( 5)	0.969( 5)	0.969( 5)	0.969( 5)
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.5 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	0.884(14)	0.884(14)	0.884(14)	0.884(14)	0.884(14)	0.884(14)
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
FARMHOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MANUFACTURED	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
QUAD-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 0.904 (19)

Neighborhoods Used: 12302.MARION OAKS THE HIGHLANDS

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>>>>>>

Starting Date: 04/01/2022  
Ending Date: 12/06/2023  
Terms Selected: 2  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 12302 - MARION OAKS THE HIGHLANDS

Max # of Res. Buildings: 2

Minimum E.C.F. (Residential): 0.30  
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10  
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 0

Minimum E.C.F. (Commercial): 0.10  
Maximum E.C.F. (Commercial): 3.00

**2024 PVT RD M&B/ & LOVE'S CREEK ECF =  
1 STY = 1.037: 1.5 STY = 1.226: 2 STY = 1.006**

SEE COMPUTER PRINTOUT IN BOOK

ECF NEIGHBORHOOD: 010 & 21100  
 2023 ECF: 1 STY = 1.06: 1.5 STY = .931: 2 STY = 1.051  
 2022 ECF: 1 STY = .940: 1.5 STY = .872: 2 STY = .970

ECF	STYLE	OLDEST
1.229	1.5	
0.875	1	
0.651	1.5	
1.077	MO	
1.033	2	
1.364	1	
1.222	1.5	
1.090	1	
0.965	2	
0.997	BI	
0.867	2	
0.980	2	
0.916	2	
0.672	1	
0.979	1	
1.159	2	
1.236	BI	
0.495	QUAD	
0.676	1	
1.143	2	
1.154	1	
0.867	2	
1.000	1	
1.005	2	
0.887	BI	
0.886	1	
1.587	BI	
1.088	1	
0.773	2	
0.849	1	
0.852	2	
0.715	2	NEWEST

ECF	STYLE	NEWEST
0.715	2	
0.773	2	
0.852	2	
0.867	2	
0.867	2	
0.916	2	
0.965	2	
0.980	2	
1.005	2	
1.033	2	
1.143	2	
1.159	2	

ECF	STYLE
1.077	MO
0.495	QUAD

ECF	STYLE
0.997	BI
1.236	BI
0.887	BI

ECF	STYLE
0.672	1
0.676	1
0.849	1
0.875	1
0.866	1
0.979	1
1.000	1
1.088	1
1.090	1
1.154	1
1.364	1
1.587	1

ECF	STYLE
0.651	1.5
1.222	1.5
1.229	1.5

Neighborhoods Used: 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK

2820 HIGH MEADOWS DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-34-100-024      08/15/2023      010      401      422,000      79,970  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1.5 STORY      69      342,030      278,256      1.229



2145 HIDDEN VALLEY RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-10-300-009      07/28/2023      010      401      450,000      79,500  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      63      370,500      423,297      0.875



4040 LOVES CREEK DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-20-200-038      06/19/2023      010      401      294,000      78,080  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MODULAR      90      215,920      200,574      1.077



3435 SESAME DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-21-100-016      06/16/2023      010      401      630,000      121,500  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      85      425,646      411,937      1.033  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   82854      80185      1.033



3487 SESAME DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-21-100-014      06/01/2023      010      401      410,000      90,063  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      62      298,995      219,270      1.364  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   20942      15358      1.364



242 DARVALE DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-25-300-027      03/23/2023      010      401      410,000      52,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1.5 STORY      79      358,000      292,855      1.222



50 SMALL WAY  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-05-100-025      03/06/2023      010      401      330,000      47,265  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      93      282,735      259,278      1.090

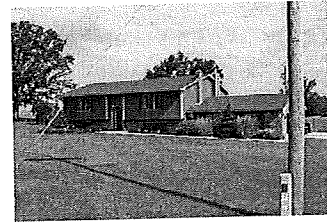


2800 CEDAR VALLEY DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-16-400-009      01/20/2023      010      401      350,000      80,630  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      60      260,591      270,135      0.965  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   8779      9101      0.965



Neighborhoods Used: 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK

2976 HIGH MEADOWS DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-34-100-027      01/04/2023      010      401      357,500      85,228  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      BI-LEVEL      74      272,272      273,002      0.997



635 COBBLESTONE TRL  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-11-301-002      12/05/2022      010      401      397,000      56,229  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      77      340,771      393,019      0.867



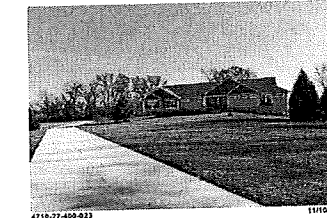
1818 FOX RIDGE DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-12-100-025      12/01/2022      010      401      417,000      71,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      78      346,000      352,888      0.980



3895 WINTERWOOD DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-24-400-025      10/21/2022      010      401      535,000      50,746  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      76      484,254      528,374      0.916



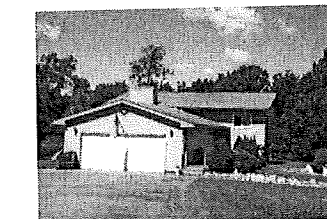
3703 JESSE DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-22-400-023      08/11/2022      010      401      755,000      85,287  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      98      669,713      683,956      0.979



2573 CHELTENHAM KNL  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-27-100-011      05/31/2022      010      401      550,000      63,219  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      78      486,781      420,146      1.159



3952 BRENT DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-19-400-033      04/27/2022      010      401      315,000      60,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      BI-LEVEL      67      251,764      203,632      1.236  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   3236      2617      1.236



3031 SESAME DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-16-400-038      11/04/2021      010      401      460,000      65,331  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      79      394,669      345,249      1.143





12/27/2023

ECF Analysis for: 4710 - MARION TOWNSHIP

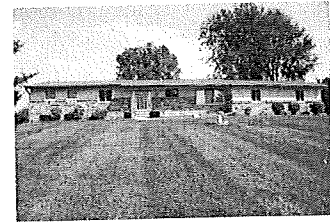
Page: 3/5

DB: Marion Twp 2024

02:43 PM

Neighborhoods Used: 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK

3575 EMBASSY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-20-300-022		11/04/2021	010	401	293,000	71,600
Occupancy	Style	%Good	ResidualValue	CostByManual		E.C.F.
Single Family	1 STORY	66	221,400	191,866		1.154



Neighborhoods Used: 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,777,666	1,777,666	1,777,666	1,777,666	1,777,666	1,777,666
1.25 STORY	0	0	0	0	0	0
1.5 STORY	571,111	571,111	571,111	571,111	571,111	571,111
1.75 STORY	0	0	0	0	0	0
2 STORY	2,721,748	2,721,748	2,721,748	2,721,748	2,721,748	2,721,748
BI-LEVEL	476,634	476,634	476,634	476,634	476,634	476,634
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	200,574	200,574	200,574	200,574	200,574	200,574
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 5,747,733  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 107,261  
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343
1.25 STORY	0	0	0	0	0	0
1.5 STORY	700,030	700,030	700,030	700,030	700,030	700,030
1.75 STORY	0	0	0	0	0	0
2 STORY	2,738,712	2,738,712	2,738,712	2,738,712	2,738,712	2,738,712
BI-LEVEL	524,036	524,036	524,036	524,036	524,036	524,036
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	215,920	215,920	215,920	215,920	215,920	215,920
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 6,022,041  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 115,811  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
17	12	8.96	10.37	0.994
After Application of E.C.F.s		7.03	8.94	0.997

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.037( 5)	1.037( 5)	1.037( 5)	1.037( 5)	1.037( 5)	1.037( 5)
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.5 STORY	1.226( 2)	1.226( 2)	1.226( 2)	1.226( 2)	1.226( 2)	1.226( 2)
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	1.006( 7)	1.006( 7)	1.006( 7)	1.006( 7)	1.006( 7)	1.006( 7)
BI-LEVEL	1.099( 2)	1.099( 2)	1.099( 2)	1.099( 2)	1.099( 2)	1.099( 2)
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
FARMHOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MANUFACTURED	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.077( 1)	1.077( 1)	1.077( 1)	1.077( 1)	1.077( 1)	1.077( 1)
QUAD-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 1.048 (17)



# 2024 SUNRIDGE

1 STY, 1.25, 1.5, 1.75 = .883: 2 STY = .781

USE TWP WIDE FOR OTHER STYLES

SEE COMPUTER SHEETS IN BOOK

ECF NEIGHBORHOOD '02102

2023 ECF 1 STY .784: 2 STY: .779: BI: 1.021(overall twp)

ECF	STYLE
0.883	1

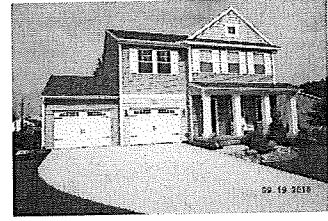
ECF	STYLE
0.760	BI

ECF	STYLE
0.677	2
0.727	2
0.773	2
0.791	2
0.836	2

NEWEST

Neighborhoods Used: 02102.SUNRIDGE

552 HEWITT ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-02-102-055	08/21/2023 02102	407	421,000	68,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	90	353,000	422,214	0.836	



834 DEWARS ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-02-102-027	07/11/2022 02102	407	330,000	66,218		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	90	263,782	341,312	0.773	



833 DEWARS ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-02-102-032	07/07/2022 02102	407	300,000	68,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	90	232,000	305,181	0.760	



679 HEWITT ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-02-102-067	07/01/2022 02102	407	305,100	68,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	86	237,100	299,808	0.791	



749 DEWARS ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-02-102-039	05/31/2022 02102	407	375,000	68,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	90	307,000	422,421	0.727	



332 TULLAMORE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-02-102-087	04/11/2022 02102	407	318,500	68,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	87	250,500	283,851	0.883	



Single Family Computed Costs by Manual >>>>>>>>>

<<<<<<<<<<<<	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	283,851	283,851	283,851	283,851	283,851	283,851
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	1,485,755	1,485,755	1,485,755	1,485,755	1,485,755	1,485,755
BI-LEVEL	305,181	305,181	305,181	305,181	305,181	305,181
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
0	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,074,787  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values >>>>>>>>>

<<<<<<<<<<<<	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	250,500	250,500	250,500	250,500	250,500	250,500
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	1,160,882	1,160,882	1,160,882	1,160,882	1,160,882	1,160,882
BI-LEVEL	232,000	232,000	232,000	232,000	232,000	232,000
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
0	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,643,382  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis >>>>>>>>>

<<<<<<<<<<<<	# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
	6	2	4.21	5.66	1.000
After Application of E.C.F.s			2.24	3.40	1.001

Economic Condition Factor Estimates (# of data points) >>>>>>

<<<<<<	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.883( 1)	0.883( 1)	0.883( 1)	0.883( 1)	0.883( 1)	0.883( 1)
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.5 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	0.781( 4)	0.781( 4)	0.781( 4)	0.781( 4)	0.781( 4)	0.781( 4)
BI-LEVEL	0.760( 1)	0.760( 1)	0.760( 1)	0.760( 1)	0.760( 1)	0.760( 1)
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
FARMHOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MANUFACTURED	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
QUAD-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 0.792 (6)



**2024 COON LK/CNTY FM/OFF LAKE**

**1,1.25, 1.5 & 1.75 STY = 1.172: 2 STY = 1.021**

**TWP. WIDE: BI : TRI/QUAD : MANUF/MODU :**

**FARMHOUSE: LOG**

ECF	STYLE	newest
1.336	1	
1.027	1	
1.648	1	
1.105	1	
0.964	1	
1.098	1	
0.750	1	
1.035	1	
1.421	1	
1.182	2	
0.953	2	
0.906	2	oldest
1.101	BI	

ECF	STYLE	newest
0.750	1	
0.964	1	
1.027	1	
1.035	1	
1.098	1	
1.105	1	
1.336	1	
1.421	1	
1.648	1	

ECF	STYLE	oldest
0.906	2	
0.953	2	
1.182	2	

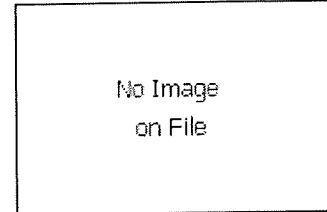


Neighborhoods Used: 013 - COON LAKE RD/COUNTY FARM, 25002 - COON LAKE OFF LAKE

3347 COUNTY FARM RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-22-100-017      11/01/2023      013      401      310,000      71,600  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      61      233,795      175,044      1.336  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   4605      3448      1.336



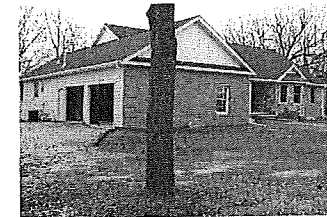
3690 W COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-21-300-007      09/29/2023      013      401      242,500      50,400  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      BI-LEVEL      55      192,100      174,531      1.101



2710 W COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-22-300-026      09/21/2023      013      401      390,000      86,100  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      83      293,580      285,996      1.027  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   10320      10053      1.027



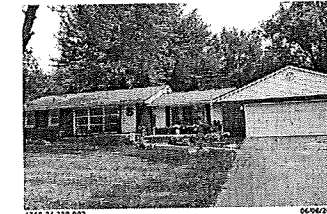
2659 W COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-27-100-017      08/04/2023      013      401      839,900      51,720  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      83      745,770      452,442      1.648  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   42410      25729      1.648



3455 W COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-21-300-018      05/24/2023      013      401      682,000      123,018  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      79      522,699      479,966      1.089  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   36283      33317      1.089



235 E COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-24-300-002      10/21/2022      013      401      303,000      54,016  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      74      229,118      237,580      0.964  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   19866      20600      0.964



4011 HILLSIDE DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-25-201-033      07/27/2022      25002      401      299,000      66,797  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      70      232,203      216,646      1.072

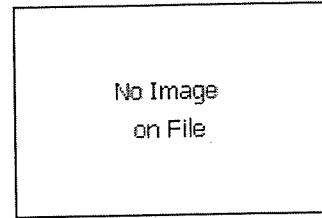


1178 E COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-24-401-006      07/25/2022      25002      401      770,000      154,508  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      74      615,492      396,236      1.553



Neighborhoods Used: 013 - COON LAKE RD/COUNTY FARM, 25002 - COON LAKE OFF LAKE

3040 W COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-21-401-007      06/03/2022      013      401      325,000      85,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      70      240,000      218,538      1.098



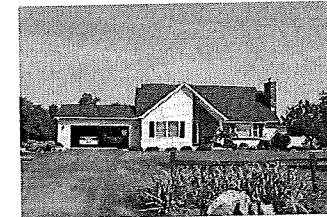
2755 COUNTY FARM RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-15-300-013      05/16/2022      013      401      635,000      165,560  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      77      448,201      379,549      1.181  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   21239      17986      1.181



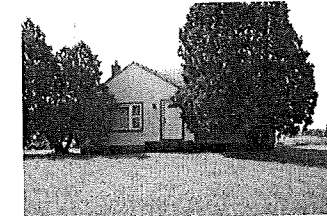
2934 W COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-22-300-008      02/04/2022      013      401      464,400      81,525  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      78      382,875      510,689      0.750



3082 W COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-21-400-020      01/03/2022      013      401      295,000      56,239  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      72      238,761      230,735      1.035



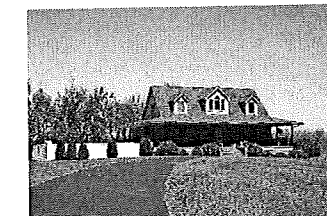
4211 W COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-20-400-049      12/23/2021      013      401      197,000      78,080  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      50      118,920      83,688      1.421



2816 COUNTY FARM RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-16-400-039      12/10/2021      013      401      290,000      79,160  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      68      192,039      201,415      0.953  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   18801      19719      0.953



902 W COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-23-300-005      11/11/2021      013      401      525,000      117,098  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      77      369,317      407,722      0.906  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   38585      42597      0.906



Neighborhoods Used: 013 - COON LAKE RD/COUNTY FARM, 25002 - COON LAKE OFF LAKE

Single Family Computed Costs by Manual						
<<<<<<<<<<<<						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	3,287,561	3,287,561	3,287,561	3,287,561	3,287,561	3,287,561
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	988,686	988,686	988,686	988,686	988,686	988,686
BI-LEVEL	174,531	174,531	174,531	174,531	174,531	174,531
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 4,450,778  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 173,449  
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values						
<<<<<<<<<<<<						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	3,853,213	3,853,213	3,853,213	3,853,213	3,853,213	3,853,213
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	1,009,557	1,009,557	1,009,557	1,009,557	1,009,557	1,009,557
BI-LEVEL	192,100	192,100	192,100	192,100	192,100	192,100
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 5,054,870  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 192,109  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis					
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
15	6	11.43	15.97	1.029	
After Application of E.C.F.s		11.40	16.60	1.029	

Economic Condition Factor Estimates (# of data points)						
<<<<<<						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.172(11)	1.172(11)	1.172(11)	1.172(11)	1.172(11)	1.172(11)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.021(3)	1.021(3)	1.021(3)	1.021(3)	1.021(3)	1.021(3)
BI-LEVEL	1.101(1)	1.101(1)	1.101(1)	1.101(1)	1.101(1)	1.101(1)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
QUAD-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.136 (15)

12/27/2023  
02:57 PM

ECF Analysis for: 4710 - MARION TOWNSHIP

Page: 4/4  
DB: Marion Twp 2024

Neighborhoods Used: 013 - COON LAKE RD/COUNTY FARM, 25002 - COON LAKE OFF LAKE

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.108 (8)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 2

Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X

Show Invalid Data :  
Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:  
Neighborhood(s): 013 - COON LAKE RD/COUNTY FARM, 25002 - COON LAKE OFF LAKE

Max # of Res. Buildings: 2

Minimum E.C.F. (Residential): 0.30  
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10  
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 0

Minimum E.C.F. (Commercial): 0.10  
Maximum E.C.F. (Commercial): 3.00

**2024 TIMBER BLUFF ECF**

**ECF .937**

OTHER STYLES USE TWP WIDE ECF'S

SEE COMPUTER SHEETS IN BOOK

ECF NEIGHBORHOOD '35203

12/27/2023  
03:02 PM

Neighborhoods Used: 35203.TIMBER BLUFF

305 ABBY BROOK LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-35-203-016		07/30/2023		35203 407	735,000	61,673
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	93	673,327	767,548	0.877	



154 ABBY BROOK LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-35-203-030		12/21/2022		35203 407	880,000	85,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	91	795,000	800,099	0.994	



Neighborhoods Used: 35203.TIMBER BLUFF

Single Family Computed Costs by Manual							
	91..100	81..90	71..80	61..70	51..60	0..50	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1,567,647	1,567,647	1,567,647	1,567,647	1,567,647	1,567,647	
1.25 STORY	0	0	0	0	0	0	
1.5 STORY	0	0	0	0	0	0	
1.75 STORY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
CONDO	0	0	0	0	0	0	
DUPLEX	0	0	0	0	0	0	
FARMHOUSE	0	0	0	0	0	0	
LOG HOME	0	0	0	0	0	0	
MANUFACTURED	0	0	0	0	0	0	
MOBILE HOME	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
QUAD-LEVEL	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	

Total Single Family Costs by Manual : 1,567,647  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values							
	91..100	81..90	71..80	61..70	51..60	0..50	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1,468,327	1,468,327	1,468,327	1,468,327	1,468,327	1,468,327	
1.25 STORY	0	0	0	0	0	0	
1.5 STORY	0	0	0	0	0	0	
1.75 STORY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
CONDO	0	0	0	0	0	0	
DUPLEX	0	0	0	0	0	0	
FARMHOUSE	0	0	0	0	0	0	
LOG HOME	0	0	0	0	0	0	
MANUFACTURED	0	0	0	0	0	0	
MOBILE HOME	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
QUAD-LEVEL	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	

Total Single Family Sale Residual Values : 1,468,327  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	5.42	8.11	1.005
After Application of E.C.F.s		5.36	8.01	1.005

Economic Condition Factor Estimates (# of data points)							
	91..100	81..90	71..80	61..70	51..60	0..50	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0.937( 2)	0.937( 2)	0.937( 2)	0.937( 2)	0.937( 2)	0.937( 2)	
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
1.5 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
2 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
FARMHOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
MANUFACTURED	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
MOBILE HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
QUAD-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	

Single Family E.C.F. : 0.937 (2)





# 2024 TORATOLA ECF

**ECF = .859**

ECF NEIGHBORHOOD '26302

NEIGHBORHOOD HAS ONLY 1 & 2 STY HOUSES

**SALE RESALE**

26-302-002	6/9/2022	\$ 490,000	\$ 78,000	\$ 412,000	\$ 398,213	1.035	1
26-302-002	12/15/2021	\$ 455,000	\$ 78,000	\$ 377,000	\$ 361,481	1.043	1

6 MONTHS \$ 35,000

7.69% 6 MONTH % 0.153846154

**1.28% PER MONTH %**

Neighborhoods Used: 26302.TORATOLA

4881 TORATOLA LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-26-302-003       10/27/2023   26302     407           499,000     108,472  
Occupancy    Style        %Good    ResidualValue   CostByManual    E.C.F.  
Single Family 1 STORY        98        390,528       482,849       0.809



4881 TORATOLA LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-26-302-003       08/05/2022   26302     407           522,497     108,472  
Occupancy    Style        %Good    ResidualValue   CostByManual    E.C.F.  
Single Family 1 STORY        98        414,025       482,849       0.857



4925 TORATOLA LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-26-302-002       06/09/2022   26302     407           490,000     78,500  
Occupancy    Style        %Good    ResidualValue   CostByManual    E.C.F.  
Single Family 1 STORY        97        411,500       422,705       0.973



4914 TORATOLA LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-26-302-018       03/24/2022   26302     407           497,620     78,500  
Occupancy    Style        %Good    ResidualValue   CostByManual    E.C.F.  
Single Family 1 STORY        98        419,120       459,898       0.911



4831 TORATOLA LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-26-302-004       02/28/2022   26302     407           512,650     133,779  
Occupancy    Style        %Good    ResidualValue   CostByManual    E.C.F.  
Single Family 2 STORY        98        378,871       479,258       0.791



4765 TORATOLA LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-26-302-007       12/23/2021   26302     407           506,097     133,930  
Occupancy    Style        %Good    ResidualValue   CostByManual    E.C.F.  
Single Family 1 STORY        97        372,167       466,997       0.797



4925 TORATOLA LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-26-302-002       12/15/2021   26302     407           455,000     78,500  
Occupancy    Style        %Good    ResidualValue   CostByManual    E.C.F.  
Single Family 1 STORY        97        376,500       422,705       0.891



Neighborhoods Used: 26302.TORATOLA

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
1.25 STORY	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
1.5 STORY	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
1.75 STORY	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
2 STORY	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
BI-LEVEL	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
CONDO	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
DUPLEX	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
FARMHOUSE	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
LOG HOME	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
MANUFACTURED	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
MOBILE HOME	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
MODULAR	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
QUAD-LEVEL	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261
TRI-LEVEL	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261	3,217,261

Total Single Family Costs by Manual : 3,217,261  
Total Mobile Home Costs by Manual : 0  
Total Town Home Costs by Manual : 0  
Total Agricultural Costs by Manual : 0  
Total Commercial Costs by Manual : 0

<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
1.25 STORY	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
1.5 STORY	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
1.75 STORY	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
2 STORY	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
BI-LEVEL	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
CONDO	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
DUPLEX	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
FARMHOUSE	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
LOG HOME	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
MANUFACTURED	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
MOBILE HOME	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
MODULAR	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
QUAD-LEVEL	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711
TRI-LEVEL	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711	2,762,711

Total Single Family Sale Residual Values : 2,762,711  
Total Mobile Home Sale Residual Values : 0  
Total Town Home Sale Residual Values : 0  
Total Agricultural Sale Residual Values : 0  
Total Commercial Sale Residual Values : 0

<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	4.57	5.32	0.999
After Application of E.C.F.s		4.94	5.70	0.999

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
1.25 STORY	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
1.5 STORY	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
1.75 STORY	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
2 STORY	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
BI-LEVEL	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
CONDO	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
DUPLEX	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
FARMHOUSE	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
LOG HOME	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
MANUFACTURED	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
MOBILE HOME	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
MODULAR	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
QUAD-LEVEL	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)
TRI-LEVEL	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)	0.859( 7)

Single Family E.C.F. : 0.859 (7)

Neighborhoods Used: 26302.TORATOLA

Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.000 (0)  
 Commercial E.C.F. : 1.000 (0)

&lt;

## Settings for this Analysis

&gt;

Starting Date: 10/31/2021

Ending Date: 12/06/2023

Terms Selected: 4

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 26302 - TORATOLA

-----  
Max # of Res. Buildings: 2

Minimum E.C.F. (Residential): 0.30

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 0

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

**2024 HIGH VALUED HOMES ECF .789**

**HOMES VALUED OVER \$850,000**

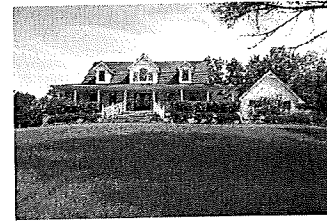
**DO NOT APPLY TO PROPERTIES WITH LAKE FRONTAGE!!!**

ECF NEIGHBORHOOD: HGHVL

12/27/2023  
03:16 PM

Neighborhoods Used: HGHVL.HOMES VALUED OVER \$850,000

1727 YORWAY DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-300-050	06/26/2023 HGHVL	401	616,000	86,287	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	76	506,223	760,420	0.666
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	23490	35285	0.666		



535 TIMBERMILL LN					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-04-103-011	10/14/2022 HGHVL	407	1,195,000	110,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	1,084,750	1,255,692	0.864



Neighborhoods Used: HGHVL.HOMES VALUED OVER \$850,000

Single Family Computed Costs by Manual						
<<<<<<<<<<	>>>>>>>>>>					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
1.25 STORY	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
1.5 STORY	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
1.75 STORY	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
2 STORY	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
BI-LEVEL	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
CONDO	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
DUPLEX	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
FARMHOUSE	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
LOG HOME	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
MANUFACTURED	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
MOBILE HOME	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
MODULAR	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
QUAD-LEVEL	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112
TRI-LEVEL	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112	2,016,112

Total Single Family Costs by Manual : 2,016,112  
Total Mobile Home Costs by Manual : 0  
Total Town Home Costs by Manual : 0  
Total Agricultural Costs by Manual : 35,285  
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values						
<<<<<<<<<<	>>>>>>>>>>					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
1.25 STORY	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
1.5 STORY	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
1.75 STORY	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
2 STORY	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
BI-LEVEL	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
CONDO	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
DUPLEX	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
FARMHOUSE	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
LOG HOME	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
MANUFACTURED	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
MOBILE HOME	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
MODULAR	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
QUAD-LEVEL	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973
TRI-LEVEL	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973	1,590,973

Total Single Family Sale Residual Values : 1,590,973  
Total Mobile Home Sale Residual Values : 0  
Total Town Home Sale Residual Values : 0  
Total Agricultural Sale Residual Values : 23,490  
Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
<<<<<<<<<<<	>>>>>>>>>>			
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	10.08	15.86	1.037
After Application of E.C.F.s		10.02	15.74	1.037

Economic Condition Factor Estimates (# of data points)						
<<<<<<	>>>>>>					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
1.25 STORY	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
1.5 STORY	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
1.75 STORY	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
2 STORY	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
BI-LEVEL	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
CONDO	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
DUPLEX	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
FARMHOUSE	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
LOG HOME	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
MANUFACTURED	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
MOBILE HOME	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
MODULAR	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
QUAD-LEVEL	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)
TRI-LEVEL	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)	0.789( 2)

Single Family E.C.F. : 0.789 (2)

Neighborhoods Used: HGHVL.HOMES VALUED OVER \$850,000

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 0.666 (1)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 2  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): HGHVL - HOMES VALUED OVER \$850,000

---

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.30
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00



**2024 LAKE FRONT PROPERTY**

**MCCLATCHEYS/GEHRINGERS/COON LAKE/CEDAR/LOG CABIN**

**ECF = 1.054**

ON LAKE

Neighborhoods Used: 00030 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 25001 - COON LAKE AREA , 016 - CEDAR LAKE

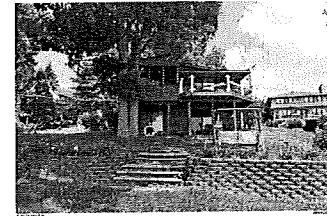
4103 WESTHILL DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-25-101-009       10/13/2023   25001     401           550,000     107,797  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1 STORY           65           442,203       467,226       0.946



3854 CEDAR POINT RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-28-301-032       05/17/2023   016       401           355,000     191,276  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1 STORY           70           163,724       194,707       0.841



2605 RUBBINS DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-27-101-024       05/08/2023   00030     401           425,000     78,770  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1 STORY           73           346,230       243,126       1.424



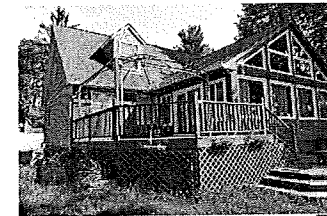
4645 ROYA TRL  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-25-401-005       08/29/2022   25001     407           1,201,000   259,266  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1 STORY           94           941,734       816,938       1.153



5741 PLEASANT LAKE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-35-301-004       07/20/2022   00037     401           375,000     72,601  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1 STORY           79           302,399       332,267       0.910



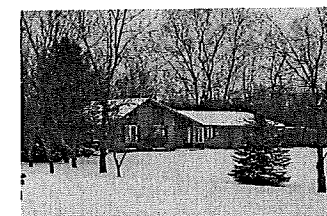
2629 RUBBINS DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-27-101-027       07/08/2022   00030     401           525,000     102,992  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1.5 STORY         76           422,008       423,501       0.996



1615 TRIANGLE LAKE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-27-401-038       06/24/2022   00030     401           380,000     104,500  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1 STORY           73           275,500       195,324       1.410



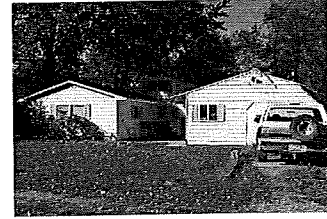
4590 CEDAR LAKE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-29-400-038       06/03/2022   016       401           325,000     78,767  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1 STORY           76           243,096       286,072       0.850  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   3137           3692       0.850



12/27/2023  
03:20 PM

Neighborhoods Used: 00030 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 25001 - COON LAKE AREA , 016 - CEDAR LAKE

4705 PARKER DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-28-300-004		04/08/2022	016	401	205,000	90,369
Occupancy	Style	%Good	ResidualValue	CostByManual		E.C.F.
Single Family	1 STORY	47	102,648	113,434		0.905
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		11983	13242	0.905		





Neighborhoods Used: 00030 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 25001 - COON LAKE AREA , 016 - CEDAR LAKE

---

Single Family E.C.F. : 1.054 (9)  
Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 0.893 (2)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<                Settings for this Analysis                >>>>>>>>>>>>>>

Starting Date: 04/01/2022  
Ending Date: 12/06/2023

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 00030 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 25001 - COON LAKE AREA  
                   , 016 - CEDAR LAKE

---

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.65 Maximum E.C.F. (Residential): 1.50
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10 Maximum E.C.F. (Commercial): 3.00

**2024 ATTACHED CONDOS: CRYSTAL CT CONDOS & WOODBERRY ATT CONDOS**

**1 STY = .772; 1.5 STY = .749**

03-201 CRYSTAL CROSSING(ATT CONDO'S): 12-101 ATT CONDO'S (WDBRY)

2021 ECF	0.664
2022 ECF	0.697

ECF	STYLE	PARCEL
0.606	1	14
0.632	1	201-024
0.682	1	31
0.687	1	28
0.703	1	48
0.715	1	47
0.748	1	71
0.758	1	117
0.786	1	18
0.805	1	56
0.852	1	112
0.852	1	116
0.852	1	116

REMOVE DUPLICATE

ECF	STYLE	PARCEL
0.591	1.5	23
0.616	1.5	20
0.668	1.5	9
0.670	1.5	53
0.676	1.5	29
0.724	1.5	70
0.725	1.5	73
0.752	1.5	42
0.783	1.5	3
0.789	1.5	119
0.809	1.5	107
0.839	1.5	87

ALL		
ECF	STYLE	PARCEL
0.852	1	112
0.852	1	116
0.715	1	47
0.748	1	71
0.852	1	116
0.805	1	56
0.632	1	201-024
0.682	1	31
0.758	1	117
0.786	1	18
0.703	1	48
0.606	1	14
0.687	1	28
0.789	1.5	119
0.839	1.5	87
0.783	1.5	3
0.724	1.5	70
0.725	1.5	73
0.67	1.5	53
0.809	1.5	107
0.676	1.5	29
0.752	1.5	42
0.591	1.5	23
0.616	1.5	20
0.668	1.5	9

REMOVE DUPLICATE

Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS

327 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-112	09/15/2023 CONDO	407	275,000	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	226,000	265,238	0.852	



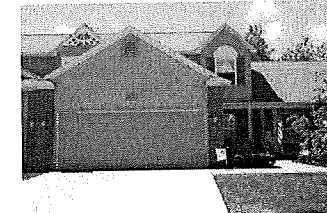
387 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-119	08/08/2023 CONDO	407	280,000	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	79	231,000	292,895	0.789	



495 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-087	07/27/2023 CONDO	407	308,500	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	79	259,500	309,272	0.839	



566 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-003	03/13/2023 CONDO	407	275,000	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	80	226,000	288,538	0.783	



126 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-070	01/23/2023 CONDO	407	254,000	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	80	205,000	283,028	0.724	



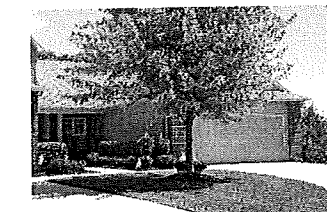
365 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-116	01/20/2023 CONDO	407	275,000	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	226,000	265,238	0.852	



96 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-073	01/13/2023 CONDO	407	274,500	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	79	225,500	310,933	0.725	



276 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-047	09/30/2022 CONDO	407	245,000	51,817		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	193,183	270,317	0.715	



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS

120 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-071	09/28/2022 CONDO	407	260,000	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	211,000	282,206	0.748	



240 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-053	09/08/2022 CONDO	407	278,000	51,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	86	227,000	338,782	0.670	



229 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-107	08/30/2022 CONDO	407	268,000	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	79	219,000	270,680	0.809	



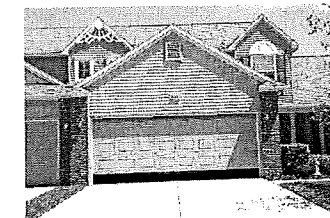
394 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-029	07/11/2022 CONDO	407	279,800	51,817		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	80	227,983	337,112	0.676	



220 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-056	05/06/2022 CONDO	407	270,000	51,817		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	218,183	271,110	0.805	



306 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-042	02/11/2022 CONDO	407	285,000	51,817		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	80	233,183	310,089	0.752	



380 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-031	12/23/2021 CONDO	407	250,000	51,817		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	198,183	290,666	0.682	



375 NEWBERRY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-12-101-117	11/30/2021 CONDO	407	250,000	49,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	201,000	265,088	0.758	





Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1,909,864	1,909,864	1,909,864	1,909,864	1,909,864	1,909,864	
1.25 STORY	0	0	0	0	0	0	
1.5 STORY	2,741,330	2,741,330	2,741,330	2,741,330	2,741,330	2,741,330	
1.75 STORY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
CONDO	0	0	0	0	0	0	
DUPLEX	0	0	0	0	0	0	
FARMHOUSE	0	0	0	0	0	0	
LOG HOME	0	0	0	0	0	0	
MANUFACTURED	0	0	0	0	0	0	
MOBILE HOME	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
QUAD-LEVEL	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	

Total Single Family Costs by Manual : 4,651,194  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1,473,549	1,473,549	1,473,549	1,473,549	1,473,549	1,473,549	
1.25 STORY	0	0	0	0	0	0	
1.5 STORY	2,054,166	2,054,166	2,054,166	2,054,166	2,054,166	2,054,166	
1.75 STORY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
CONDO	0	0	0	0	0	0	
DUPLEX	0	0	0	0	0	0	
FARMHOUSE	0	0	0	0	0	0	
LOG HOME	0	0	0	0	0	0	
MANUFACTURED	0	0	0	0	0	0	
MOBILE HOME	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
QUAD-LEVEL	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	

Total Single Family Sale Residual Values : 3,527,715  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
16	2	5.41	6.48	1.001	
After Application of E.C.F.s		5.33	6.34	1.002	

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0.772( 7)	0.772( 7)	0.772( 7)	0.772( 7)	0.772( 7)	0.772( 7)	
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
1.5 STORY	0.749( 9)	0.749( 9)	0.749( 9)	0.749( 9)	0.749( 9)	0.749( 9)	
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
2 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
FARMHOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
MANUFACTURED	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
MOBILE HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
QUAD-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	

Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 2  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): CONDO - WOODBERRY, CRYSTAL CT CONDOS

-----

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.63
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

# 2024 MAPLE FARMS ECF = .820

SEE COMPUTER PRINTOUT IN BOOK

ECF NEIGHBORHOOD '04203

FXCR CRY5 WD PINEBK MEAD MAPLE FMS LAND TABLE

MASON ROAD E. OF NORTON

2023 ECF: 1 STY .869; 2 STY .846

ECF	STYLE	NEWEST
0.746	1	2 OLDEST
0.844	1	2ND NEW
0.978	1.5	
0.759	1.5	
0.715	2	
0.873	2	
0.761	2	
0.906	2	
0.885	2	
0.678	2	OLDEST

ECF	STYLE	NEWEST
0.746	1	2 OLDEST
0.844	1	

ECF	STYLE	NEWEST
0.978	1.5	2ND NEW
0.759	1.5	

ECF	STYLE	NEWEST
0.678	2	OLDEST
0.715	2	
0.761	2	
0.873	2	
0.885	2	
0.906	2	

Neighborhoods Used: 04203.MAPLE FARMS

122 FAIRHILL WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-04-203-033		11/06/2023		04203 407	455,000	56,800
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	97		398,200	533,907	0.746



280 SUMMER SHADE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-04-203-016		09/12/2023		04203 407	474,900	56,800
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	80		418,100	427,437	0.978



158 FAIRHILL WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-04-203-035		03/08/2023		04203 407	470,000	56,800
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	89		413,200	577,939	0.715



242 FAIRHILL WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-04-203-042		09/22/2022		04203 407	365,000	56,800
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	90		308,200	352,952	0.873



122 FAIRHILL WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-04-203-033		08/02/2022		04203 407	529,900	56,800
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	97		473,100	621,352	0.761



112 SUMMER SHADE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-04-203-002		07/06/2022		04203 407	445,000	58,624
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	79		386,376	426,476	0.906



203 FAIRHILL WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-04-203-024		06/30/2022		04203 407	417,500	58,564
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	87		358,936	472,669	0.759



316 SUMMER SHADE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-04-203-019		06/17/2022		04203 407	439,900	57,614
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	80		382,286	431,996	0.885



12/07/2023

ECF Analysis for: 4710 - MARION TOWNSHIP

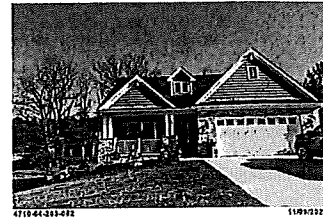
Page: 2/4

12:09 PM

DB: Marion Twp 2024

Neighborhoods Used: 04203.MAPLE FARMS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-04-203-052	04/29/2022 04203	407	499,900	58,536	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	97	441,364	523,203	0.844





Neighborhoods Used: 04203.MAPLE FARMS

---

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 4  
Analyze by Style: X  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 04203 - MAPLE FARMS

-----

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.68
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

**2024 WOLFE RIDGE, LAKE IN THE PINES, STONE GARDEN, JESSE DR , MARION MEADOWS**

**ECF .782**

ECF NEIGHBORHOOD '14300

SEE COMPUTER SHEETS IN BOOK

- 14-300 WOLF RIDGE
- 23-201 LAKE IN THE PINES
- 31-200 STONE GARDEN
- 22-400 JESSE DR
- 11-402 MARION MEADOWS



Neighborhoods Used: 14300.WOLF RDG, LK PNES, ST GRD, JESSE DR, MAR MEADS

3366 PEREGRINE WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-23-201-009	10/20/2023	14300 407	575,000	85,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	81	490,000	638,850
				E.C.F. 0.767



946 GRAY FOX CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-14-300-012	10/10/2022	14300 401	548,500	76,080
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	82	472,420	589,127
				E.C.F. 0.802



5420 STONE GARDEN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-31-200-012	12/14/2021	14300 401	355,000	65,015
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	98	289,985	373,355
				E.C.F. 0.777



Neighborhoods Used: 14300.WOLF RDG, LK PNES, ST GRD, JESSE DR, MAR MEADS

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
1.25 STORY	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
1.5 STORY	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
1.75 STORY	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
2 STORY	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
BI-LEVEL	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
CONDO	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
DUPLEX	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
FARMHOUSE	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
LOG HOME	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
MANUFACTURED	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
MOBILE HOME	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
MODULAR	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
QUAD-LEVEL	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331
TRI-LEVEL	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331	1,601,331

Total Single Family Costs by Manual : 1,601,331  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

	Single Family Sale Residual Values					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
1.25 STORY	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
1.5 STORY	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
1.75 STORY	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
2 STORY	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
BI-LEVEL	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
CONDO	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
DUPLEX	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
FARMHOUSE	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
LOG HOME	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
MANUFACTURED	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
MOBILE HOME	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
MODULAR	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
QUAD-LEVEL	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405
TRI-LEVEL	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405	1,252,405

Total Single Family Sale Residual Values : 1,252,405  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

		Statistics for this Analysis			
# Valid Sales	3	Coefficient of Dispersion (%)	1.24	Price Related Differential	1.000
# Invalid Sales	0				
After Application of E.C.F.s			1.68		1.000

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
1.25 STORY	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
1.5 STORY	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
1.75 STORY	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
2 STORY	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
BI-LEVEL	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
CONDO	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
DUPLEX	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
FARMHOUSE	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
LOG HOME	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
MANUFACTURED	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
MOBILE HOME	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
MODULAR	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
QUAD-LEVEL	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)
TRI-LEVEL	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)	0.782 ( 3)

Single Family E.C.F. : 0.782 (3)



**2024 TURTLE CREEK, TIMBERS & GEORGETOWN**

**1 STY = .846: 1.5 = .913: 2 = .823**

SEE COMPUTER SHEETS IN BOOK

ECF NEIGHBORHOOD '004  
 04-202 N. OFF NORTON  
 04-401 (400) GEORGETOWN  
 04-103 S. OFF NORTON

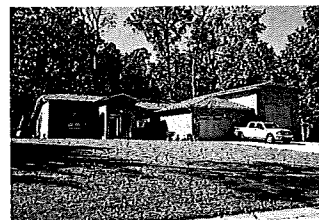
ECF	STYLE	NEWEST 3
0.758	1.5	
1.06	1.5	

ECF	STYLE	NEWEST
0.925	1	
0.776	1	

ECF	STYLE	2ND OLD	OLDEST
0.658	2		
0.722	2		
0.828	2		
0.845	2		
0.864	2		

Neighborhoods Used: 001 - HIGH HILLCREST, 004 - TURTLE CREEK & TIMBERS

3141 PAINTED DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-04-200-028 12/01/2023 004 401 550,000 60,000  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 90 490,000 529,830 0.925



401 TORTOISE DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-04-202-057 07/05/2023 004 407 475,000 66,148  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1.5 STORY 79 408,852 539,316 0.758



3750 HIGH HILLCREST DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-09-200-003 04/25/2023 001 401 806,694 145,853  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1.5 STORY 94 599,352 565,490 1.060  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 61489 58015 1.060



!!MULTI-PARCEL SALE!!

535 TIMBERMILL LN  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-04-103-011 10/14/2022 004 407 1,195,000 110,250  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 84 1,084,750 1,255,692 0.864



3029 RIDLEY WAY  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-04-202-001 09/01/2022 004 407 350,000 60,000  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 79 290,000 440,956 0.658



3048 PAINTED DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-04-202-029 03/17/2022 004 407 530,100 67,939  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 84 462,161 595,682 0.776



447 TIMBERMILL LN  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-04-103-007 11/29/2021 004 407 520,000 68,369  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 86 451,631 625,253 0.722



3097 PAINTED DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-04-202-018 11/23/2021 004 407 455,000 62,203  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 92 392,797 474,448 0.828



Neighborhoods Used: 001 - HIGH HILLCREST, 004 - TURTLE CREEK & TIMBERS

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,125,512	1,125,512	1,125,512	1,125,512	1,125,512	1,125,512
1.25 STORY	0	0	0	0	0	0
1.5 STORY	1,104,807	1,104,807	1,104,807	1,104,807	1,104,807	1,104,807
1.75 STORY	0	0	0	0	0	0
2 STORY	3,229,573	3,229,573	3,229,573	3,229,573	3,229,573	3,229,573
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 5,459,892  
Total Mobile Home Costs by Manual : 0  
Total Town Home Costs by Manual : 0  
Total Agricultural Costs by Manual : 58,015  
Total Commercial Costs by Manual : 0

<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	952,161	952,161	952,161	952,161	952,161	952,161
1.25 STORY	0	0	0	0	0	0
1.5 STORY	1,008,204	1,008,204	1,008,204	1,008,204	1,008,204	1,008,204
1.75 STORY	0	0	0	0	0	0
2 STORY	2,585,037	2,585,037	2,585,037	2,585,037	2,585,037	2,585,037
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,545,402  
Total Mobile Home Sale Residual Values : 0  
Total Town Home Sale Residual Values : 0  
Total Agricultural Sale Residual Values : 61,489  
Total Commercial Sale Residual Values : 0

<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	2	9.12	11.32	1.024
After Application of E.C.F.s		9.35	11.34	1.023

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.846( 2)	0.846( 2)	0.846( 2)	0.846( 2)	0.846( 2)	0.846( 2)
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.5 STORY	0.913( 2)	0.913( 2)	0.913( 2)	0.913( 2)	0.913( 2)	0.913( 2)
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)	0.800( 5)
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
FARMHOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MANUFACTURED	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
QUAD-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 0.833 (9)

Neighborhoods Used: 001 - HIGH HILLCREST, 004 - TURTLE CREEK & TIMBERS

---

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.060 (1)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 4  
Analyze by Style: X  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 001 - HIGH HILLCREST, 004 - TURTLE CREEK & TIMBERS

---

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.30 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10 Maximum E.C.F. (Commercial): 3.00

# 2024 ECF NEIGH 017 ECF (ONE STY 1.188) (2 STY 1.059)

## HOWELL HGTS/LANTERN VLG/FOXCROFT/ERMINA/PEVY/W OAKS/MAR HT

### SEE SPREADSHEET FOR CALCULATIONS

USE TOWNSHIP WIDE FOR BI-LEVEL, QUAD, ETC.

ECF NEIGHBORHOOD '017	LAND TABLE
04-201	HOWELL HEIGHTS VARIOUS LOW
04-102	LANTERN VILLAGE VARIOUS LOW
02-101	FOXCROFT FXCR, CRY, PNBK, ETC...
16-101	ERMINA VARIOUS LOW
02-301, 401	PEAVY RD ESTATES VARIOUS LOW
02-202	WEST OAKS VARIOUS LOW
11-101	MARION HEIGHTS VARIOUS LOW

2021 ECF	
1 STY	1.078
2 STY	0.988
2022 ECF	
1 STY	1.028
2 STY	0.984
BI/TRI/QUAD	0.955

2023 ECF	
1 STY	1.133
2 STY	1.049

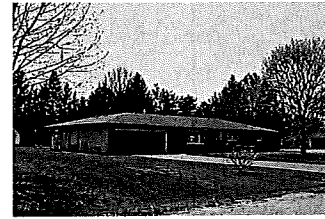
ECF	STYLE	ECF	STYLE
0.717	2	1.066	1
0.888	2	1.088	1
0.933	2	1.227	1
0.945	2	1.332	1
1.011	2	1.424	1
1.244	2		
1.350	2	ECF	STYLE
1.411	2	0.746	BI
		1.063	BI

ECF	STYLE
0.806	TRI
0.811	QUAD
1.052	TRI
1.169	TRI



Neighborhoods Used: 017.HWLHGTS/LANTN VLG/SHRM/FXCFT/ERM/PEVY/W OKS/MAR HT

1325 N ALSTOTT DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-301-040	11/30/2023 017	401	307,500	78,661	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	66	228,839	217,381	1.053



1310 TRACILEE DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-101-014	11/30/2023 017	401	330,900	86,069	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75	237,150	251,865	0.942
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	7681	8158	0.942		



3510 LANTERN VIEW CT					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-04-102-026	10/27/2023 017	401	308,000	47,350	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	85	260,650	257,846	1.011



1315 PEAVY RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-401-030	08/29/2023 017	401	308,000	60,982	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	247,018	173,493	1.424



3515 MANDRY DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-04-102-016	06/13/2023 017	401	350,000	50,312	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	66	299,688	212,414	1.411



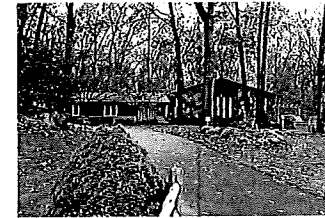
1240 N ALSTOTT DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-301-008	05/25/2023 017	401	350,000	82,291	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	86	267,709	301,358	0.888



682 FOXFIRE DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-101-010	05/19/2023 017	401	410,000	56,800	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	79	353,200	373,682	0.945



555 BONNIE CIR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-04-201-014	04/28/2023 017	401	417,101	50,536	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	63	358,441	269,177	1.332
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	8124	6101	1.332		



Neighborhoods Used: 017.HWLHGTS/LANTN VLG/SHRM/FXCFT/ERM/PEVY/W OKS/MAR HT

3495 MANDRY DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-04-102-027       01/17/2023 017       401           303,000       47,350  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           66           255,650       205,460       1.244



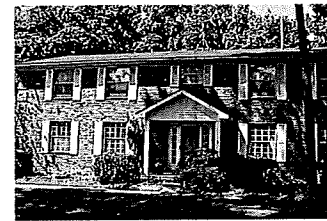
2440 SHARMA LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-16-101-017       07/21/2022 017       401           226,000       60,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       BI-LEVEL           70           166,000       222,454       0.746



2495 SHARMA LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-16-101-006       07/15/2022 017       401           295,000       67,228  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       BI-LEVEL           70           227,772       214,240       1.063



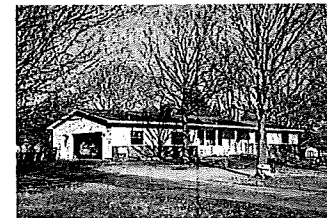
511 BONNIE CIR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-04-201-012       07/11/2022 017       401           352,000       72,199  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           65           279,801       299,737       0.933



1200 N ALSTOTT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-301-006       06/23/2022 017       401           300,000       75,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TRI-LEVEL           68           225,000       192,423       1.169



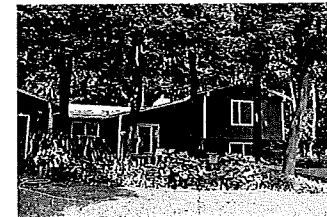
1250 S ALSTOTT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-301-056       06/07/2022 017       401           305,000       75,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           66           230,000       211,472       1.088



1309 S ALSTOTT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-02-301-028       05/16/2022 017       401           339,000       77,456  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           71           261,544       213,172       1.227



503 BONNIE CIR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
4710-04-201-011       03/30/2022 017       401           360,000       53,613  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TRI-LEVEL           89           306,387       379,915       0.806



Neighborhoods Used: 017.HWLHGTS/LANTN VLG/SHRM/FXCFT/ERM/PEVY/W OKS/MAR HT

3515 MANDRY DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-04-102-016	12/08/2021 017	401	337,000	50,312		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	66	286,688	212,414	1.350	



451 BONNIE CIR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-04-201-008	11/10/2021 017	401	376,000	47,350		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	74	328,650	308,430	1.066	



Neighborhoods Used: 017.HWLHGTS/LANTN VLG/SHRM/FXCFT/ERM/PEVY/W OKS/MAR HT

<<<<<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>>>>>

Table with 7 columns: Style, and 6 numerical columns. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI-LEVEL, CONDO, DUPLEX, FARMHOUSE, LOG HOME, MANUFACTURED, MOBILE HOME, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Costs by Manual : 4,516,934
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 14,259
Total Commercial Costs by Manual : 0

<<<<<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>>>>>

Table with 7 columns: Style, and 6 numerical columns. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI-LEVEL, CONDO, DUPLEX, FARMHOUSE, LOG HOME, MANUFACTURED, MOBILE HOME, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Sale Residual Values : 4,820,187
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 15,805
Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>>>

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential.

<<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>>>>>>>>>>

Table with 7 columns: Style, and 6 numerical columns. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI-LEVEL, CONDO, DUPLEX, FARMHOUSE, LOG HOME, MANUFACTURED, MOBILE HOME, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Neighborhoods Used: 017.HWLGTS/LANTN VLG/SHRM/FXCFT/ERM/PEVY/W OKS/MAR HT

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.108 (2)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 4  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 017 - HWLGTS/LANTN VLG/SHRM/FXCFT/ERM/PEVY/W OKS/MAR HT

-----

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.73
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

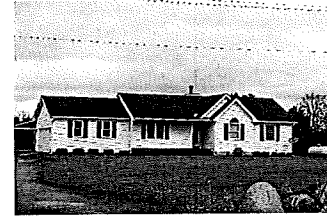


Neighborhoods Used: 014.MAIN, NE, NW, SE

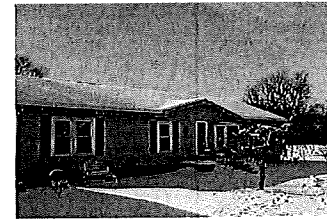
2895 NORTON RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-03-100-034      11/09/2023      014      401      289,000      51,500  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      80      237,500      180,812      1.314



5778 LANGE RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-07-100-022      10/27/2023      014      401      375,000      77,700  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      78      259,990      196,476      1.323  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    37310      28195      1.323



1493 MASON RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-03-200-029      10/19/2023      014      401      268,000      56,016  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      MANUFACTURED      68      211,984      184,951      1.146



3739 NORTON RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-04-100-032      10/19/2023      014      401      365,000      56,016  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2 STORY      72      308,984      243,149      1.271



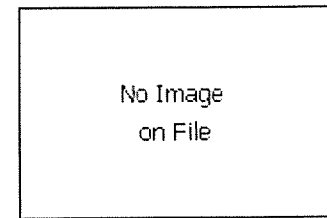
5380 PINCKNEY RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-35-200-027      09/21/2023      014      401      250,000      70,700  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      FARMHOUSE      49      159,385      144,225      1.105  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    19915      18021      1.105



3983 MASON RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-05-200-047      09/19/2023      014      401      337,000      53,513  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      71      283,487      199,497      1.421



3724 PINCKNEY RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-23-400-014      09/19/2023      014      401      370,000      78,170  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      72      291,830      246,695      1.183



2707 MASON RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-03-100-048      09/15/2023      014      401      380,000      53,782  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2 STORY      62      326,218      276,693      1.179

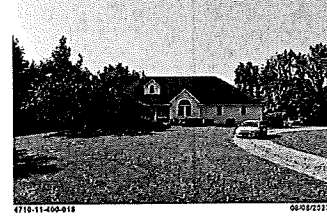


Neighborhoods Used: 014.MAIN, NE, NW, SE

2100 PEAVY RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-11-300-021       08/04/2023 014       401       725,000       122,061  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       2 STORY           97           602,939       606,210       0.995



149 KEDDLE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-11-400-018       08/02/2023 014       401       509,000       76,260  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       2 STORY           78           432,740       408,455       1.059



1836 FISK RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-12-200-020       07/13/2023 014       401       260,000       78,690  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       MANUFACTURED   66           181,310       147,447       1.230



2810 JEWELL RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-10-300-007       06/14/2023 014       401       352,000       54,800  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       BI-LEVEL       76           292,887       257,343       1.138  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   4313           3790       1.138



4860 PINCKNEY RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-26-400-047       06/14/2023 014       401       540,000       56,800  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1 STORY       93           483,200       464,376       1.041



5694 CROFOOT RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-06-300-024       05/31/2023 014       401       340,000       84,000  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1 STORY       98           256,000       166,911       1.534



308 W SCHAFER RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-35-400-053       05/23/2023 014       401       420,000       126,331  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       FARMHOUSE       58           224,784       221,069       1.017  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   68885           67746       1.017



636 W SCHAFER RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-35-400-001       04/19/2023 014       401       467,500       115,918  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1 STORY       84           351,582       379,759       0.926



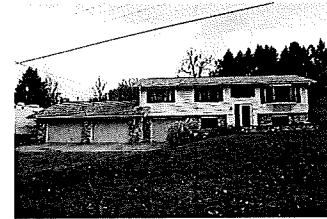


Neighborhoods Used: 014.MAIN, NE, NW, SE

150 BRIGHTON RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-26-400-030 04/10/2023 014 401 405,000 51,666  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 77 353,334 226,169 1.562



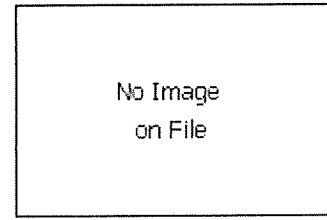
2718 SEXTON RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-16-200-019 04/03/2023 014 401 392,000 81,791  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 68 283,880 266,744 1.064  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 26329 24740 1.064



4055 BENTLEY LAKE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-28-200-020 03/15/2023 014 401 420,000 61,180  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 95 358,820 438,907 0.818



1207 TRIANGLE LAKE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-27-400-008 03/10/2023 014 401 352,500 60,589  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 76 291,911 305,674 0.955



685 COUNTY FARM RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-03-300-063 03/07/2023 014 401 426,000 61,621  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 95 358,533 382,725 0.937  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 5846 6241 0.937



325 E DAVIS RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-13-300-031 03/04/2023 014 401 265,000 55,249  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family FARMHOUSE 54 190,313 239,388 0.795  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 19438 24451 0.795



2950 JEWELL RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-10-100-054 02/15/2023 014 401 565,000 77,498  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 97 487,502 606,114 0.804

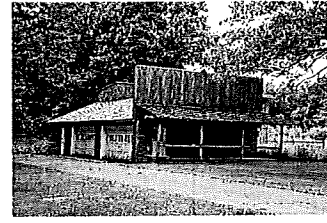


1996 TRIANGLE LAKE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-27-200-013 02/15/2023 014 401 328,000 45,120  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 76 282,880 259,864 1.089

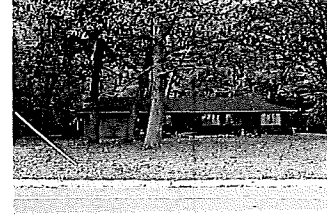


Neighborhoods Used: 014.MAIN, NE, NW, SE

MASON RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-04-200-033	01/11/2023 014	401	245,000	207,217		
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	37783	20154	1.875			



3290 NORTON RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-04-200-008	12/16/2022 014	401	262,000	82,922		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	55	179,078	182,231	0.983	



1233 E SCHAFFER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-36-400-002	11/30/2022 014	401	350,000	126,678		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	59	223,322	153,660	1.453	



750 BRIGHTON RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-25-300-040	11/21/2022 014	401	475,000	62,009		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	77	412,991	420,135	0.983	



1795 PEAVY RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-11-400-008	11/03/2022 014	401	370,000	84,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	51	244,881	177,936	1.376	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	41119	29878	1.376			



934 COUNTY FARM RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-03-300-024	10/24/2022 014	401	376,000	52,391		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	82	323,609	298,511	1.084	



580 WRIGHT RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-13-100-001	10/14/2022 014	401	239,900	54,636		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	57	185,264	198,591	0.933	

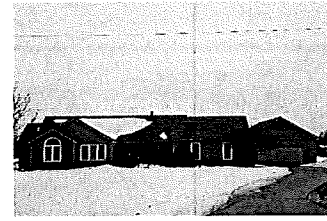


706 W SCHAFFER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
4710-35-400-046	10/07/2022 014	401	435,000	135,815		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	84	252,250	256,556	0.983	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	46935	47736	0.983			



Neighborhoods Used: 014.MAIN, NE, NW, SE

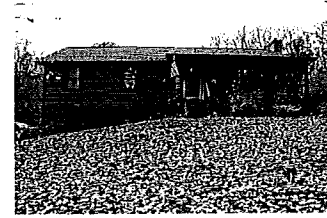
5572 LANGE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-07-100-044 10/03/2022 014 401 484,000 134,952  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 80 349,048 454,298 0.768



150 BRIGHTON RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-26-400-030 09/30/2022 014 401 300,000 51,666  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 77 248,334 226,169 1.098



1744 PEAVY RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-11-100-014 09/29/2022 014 401 365,000 66,797  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 92 298,203 324,045 0.920



1555 SEXTON RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-15-200-006 09/28/2022 014 401 395,000 96,187  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 70 297,128 317,428 0.936  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 1685 1800 0.936



2655 MASON RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-03-100-002 07/28/2022 014 401 440,000 85,668  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 89 354,332 363,099 0.976



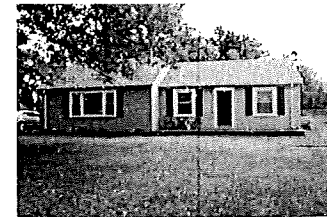
585 COUNTY FARM RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-03-100-023 07/19/2022 014 401 265,000 51,500  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 84 213,500 192,975 1.106



2966 JEWELL RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-10-100-057 07/18/2022 014 401 538,450 58,839  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 98 479,611 587,359 0.817



2141 NORTON RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-03-200-007 07/15/2022 014 401 266,500 29,046  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 81 237,454 165,197 1.437

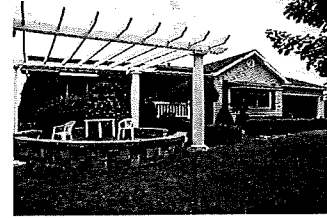


Neighborhoods Used: 014.MAIN, NE, NW, SE

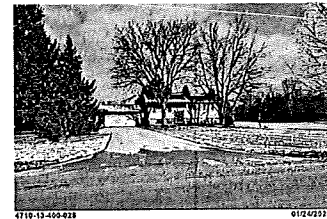
524 KEDDLE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-11-400-012       07/14/2022 014       401           318,000       51,500  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   BI-LEVEL           64           266,500       198,322       1.344



524 W SCHAFER RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-35-400-052       06/03/2022 014       401           350,000       78,290  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           75           271,710       181,257       1.499



957 E DAVIS RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-13-400-028       05/31/2022 014       401           350,000       58,144  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   BI-LEVEL           64           277,229       185,075       1.498  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   14627           9765           1.498



1320 PINGREE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-07-100-038       05/25/2022 014       401           300,000       55,480  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           60           230,259       189,970       1.212  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   14261           11766           1.212



3691 MASON RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-04-101-030       04/21/2022 014       401           495,000       130,760  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   BI-LEVEL           89           335,679       328,508       1.022  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   28561           27951           1.022



5055 PLEASANT LAKE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-35-200-007       04/20/2022 014       401           382,000       52,000  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           92           330,000       369,747       0.893



4664 BENTLEY LAKE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-28-400-029       02/23/2022 014       401           535,000       105,911  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1.5 STORY           74           407,173       394,507       1.032  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   21916           21234           1.032



267 BRIGHTON RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-25-300-032       02/22/2022 014       401           490,000       105,900  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           77           349,149       261,601       1.335  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   34951           26187           1.335

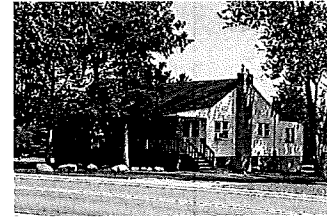


Neighborhoods Used: 014.MAIN, NE, NW, SE

3000 SANITORIUM RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-04-400-001       02/11/2022 014       401       425,000       83,910  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   QUAD-LEVEL       69           341,090       466,433       0.731



2725 NORTON RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-03-100-016       12/02/2021 014       401       195,900       27,466  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           65           168,434       138,591       1.215



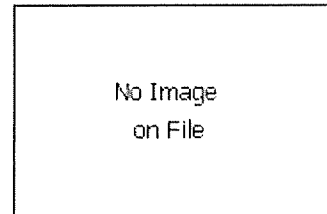
3099 NORTON RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-04-200-019       11/23/2021 014       401       240,000       87,485  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           66           151,428       208,159       0.727  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   1087           1494       0.727



3435 JEWELL RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-16-200-014       11/15/2021 014       401       345,000       80,540  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           53           245,996       219,935       1.118  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   18464       16508       1.118



2125 NORTON RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-03-200-006       11/05/2021 014       401       175,000       29,355  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           75           145,645       138,961       1.048



Neighborhoods Used: 014 - MAIN, NE, NW, SE, 015 - PINCKNEY RD

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	7,149,011	7,149,011	7,149,011	7,149,011	7,149,011	7,149,011	
1.25 STORY	0	0	0	0	0	0	
1.5 STORY	394,506	394,506	394,506	394,506	394,506	394,506	
1.75 STORY	0	0	0	0	0	0	
2 STORY	4,554,694	4,554,694	4,554,694	4,554,694	4,554,694	4,554,694	
BI-LEVEL	818,677	818,677	818,677	818,677	818,677	818,677	
CONDO	0	0	0	0	0	0	
DUPLEX	0	0	0	0	0	0	
FARMHOUSE	604,681	604,681	604,681	604,681	604,681	604,681	
LOG HOME	0	0	0	0	0	0	
MANUFACTURED	332,399	332,399	332,399	332,399	332,399	332,399	
MOBILE HOME	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
QUAD-LEVEL	466,433	466,433	466,433	466,433	466,433	466,433	
TRI-LEVEL	0	0	0	0	0	0	

+ > 4,949,200

Total Single Family Costs by Manual : 14,320,401  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 359,706  
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	7,526,777	7,526,777	7,526,777	7,526,777	7,526,777	7,526,777	
1.25 STORY	0	0	0	0	0	0	
1.5 STORY	409,754	409,754	409,754	409,754	409,754	409,754	
1.75 STORY	0	0	0	0	0	0	
2 STORY	4,684,017	4,684,017	4,684,017	4,684,017	4,684,017	4,684,017	
BI-LEVEL	1,081,497	1,081,497	1,081,497	1,081,497	1,081,497	1,081,497	
CONDO	0	0	0	0	0	0	
DUPLEX	0	0	0	0	0	0	
FARMHOUSE	579,204	579,204	579,204	579,204	579,204	579,204	
LOG HOME	0	0	0	0	0	0	
MANUFACTURED	393,294	393,294	393,294	393,294	393,294	393,294	
MOBILE HOME	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
QUAD-LEVEL	341,090	341,090	341,090	341,090	341,090	341,090	
TRI-LEVEL	0	0	0	0	0	0	

+ > 75,093,771

Total Single Family Sale Residual Values : 15,015,633  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 417,719  
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<	Statistics for this Analysis					>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential		
52	31	12.61	15.71	0.988		
After Application of E.C.F.s		10.88	13.91	0.991		

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.053(27)	1.053(27)	1.053(27)	1.053(27)	1.053(27)	1.053(27)	
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1.5 STORY	1.039(1)	1.039(1)	1.039(1)	1.039(1)	1.039(1)	1.039(1)	
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
2 STORY	1.028(13)	1.028(13)	1.028(13)	1.028(13)	1.028(13)	1.028(13)	
BI-LEVEL	1.321(4)	1.321(4)	1.321(4)	1.321(4)	1.321(4)	1.321(4)	
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
FARMHOUSE	0.958(3)	0.958(3)	0.958(3)	0.958(3)	0.958(3)	0.958(3)	
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
MANUFACTURED	1.183(2)	1.183(2)	1.183(2)	1.183(2)	1.183(2)	1.183(2)	
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
QUAD-LEVEL	0.731(1)	0.731(1)	0.731(1)	0.731(1)	0.731(1)	0.731(1)	
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	

+ = 1.029

Single Family E.C.F. : 1.049 (51)  
*X = Township wide*

Neighborhoods Used: 014.MAIN, NE, NW, SE

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI-LEVEL, CONDO, DUPLEX, FARMHOUSE, LOG HOME, MANUFACTURED, MOBILE HOME, MODULAR, QUAD-LEVEL, TRI-LEVEL.

4,949,199

Add 1.5 # 2879  
Only 1: 1.5 sale

Total Single Family Costs by Manual : 14,648,908  
Total Mobile Home Costs by Manual : 0  
Total Town Home Costs by Manual : 0  
Total Agricultural Costs by Manual : 387,657  
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI-LEVEL, CONDO, DUPLEX, FARMHOUSE, LOG HOME, MANUFACTURED, MOBILE HOME, MODULAR, QUAD-LEVEL, TRI-LEVEL.

5,091,190

5,091,190  
4,949,199  
= 1.029  
ECF

Total Single Family Sale Residual Values : 15,331,290  
Total Mobile Home Sale Residual Values : 0  
Total Town Home Sale Residual Values : 0  
Total Agricultural Sale Residual Values : 443,425  
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 53, 33, 12.50, 15.54, 0.988. After Application of E.C.F.s: 11.11, 13.94, 0.989.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI-LEVEL, CONDO, DUPLEX, FARMHOUSE, LOG HOME, MANUFACTURED, MOBILE HOME, MODULAR, QUAD-LEVEL, TRI-LEVEL.

1.029

Single Family E.C.F. : 1.047 (52)

12/27/2023  
04:04 PM

ECF Analysis for: 4710 - MARION TOWNSHIP

Page: 9/9  
DB: Marion Twp 2024

Neighborhoods Used: 014.MAIN, NE, NW, SE

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.144 (18)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 4  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 014 - MAIN, NE, NW, SE

---

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.71 Maximum E.C.F. (Residential): 1.70
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10 Maximum E.C.F. (Commercial): 3.00



**2024 SW 1/4 METES & BOUNDS ECF**

**1 STY = 1.034: 1.25/1.5/1.75 & 2 STY = 1.072**

**FARMHSE: 1.027: TOWNSHIP WIDE BI/TRI/MODU/LOG**

SEE COMPUTER SHEETS IN BOOK

ECF NEIGHBORHOOD 'SW1/4

STYLE	ECF
1.5	0.933 3rd new
1.5	0.889
1.75	1.054

STYLE	ECF
2	0.614 2nd new
2	0.677
2	0.804 3RD OLD
2	0.894
2	1.067
2	1.080
2	1.103
2	1.105

STYLE	ECF
FARMHSE	0.866
FARMHSE	0.928
FARMHSE	0.955
FARMHSE	0.973
FARMHSE	1.201
FARMHSE	1.213

STYLE	ECF
MANUF	0.710
MANUF	1.196
MANUF	0.314

STYLE	ECF
BI	0.911

STYLE	ECF
1	0.537
1	0.750
1	0.774 2ND OLD
1	0.803 OLDEST
1	0.811
1	0.818
1	0.882
1	0.904
1	0.919
1	0.919
1	0.921
1	0.942
1	0.956
1	0.963
1	0.989
1	0.994
1	1.029
1	1.080
1	1.123
1	1.124
1	1.254
1	1.260
1	1.352 newest
1	1.366
1	1.403

STYLE	ECF
QUAD	0.804
QUAD	0.684

1.25, 1.5, 1.75, 2STY TOGETHER	
\$ 893,590	\$ 820,347 0.918
\$ 260,556	\$ 274,634 1.054
\$ 961,757	\$ 1,045,028 1.087
\$ 2,115,903	\$ 2,140,009 1.011

Neighborhoods Used: SW1/4.SOUTHWEST 1/4 METES & BOUNDS

5424 W COON LAKE RD  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-19-200-013    11/20/2023    SW1/4      401            840,000       85,436  
Occupancy          Style            %Good      ResidualValue    CostByManual      E.C.F.  
Single Family      1 STORY        95           628,109        464,720        1.352  
Agricultural Buildings:    ResidualValue    CostByManual      E.C.F.  
   126455                   93560            1.352



2109 DUTCHER RD  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-18-100-037    09/22/2023    SW1/4      401            659,000       123,053  
Occupancy          Style            %Good      ResidualValue    CostByManual      E.C.F.  
Single Family      1.5 STORY      83           535,947        582,770        0.920



5828 MADLEYS LN  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-30-100-033    08/25/2023    SW1/4      401            434,900       53,343  
Occupancy          Style            %Good      ResidualValue    CostByManual      E.C.F.  
Single Family      1 STORY        96           381,557        432,563        0.882



2320 PINGREE RD  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-18-100-002    08/17/2023    SW1/4      401            299,000       92,161  
Occupancy          Style            %Good      ResidualValue    CostByManual      E.C.F.  
Single Family      2 STORY        53           122,290        113,361        1.079  
Agricultural Buildings:    ResidualValue    CostByManual      E.C.F.  
   84549                   78376            1.079



3327 CEDAR LAKE RD  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-20-200-025    08/11/2023    SW1/4      401            385,000       45,000  
Occupancy          Style            %Good      ResidualValue    CostByManual      E.C.F.  
Single Family      2 STORY        79           340,000        318,743        1.067



4460 W SCHAFFER RD  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-32-400-017    06/14/2023    SW1/4      401            340,000       66,720  
Occupancy          Style            %Good      ResidualValue    CostByManual      E.C.F.  
Single Family      FARMHOUSE      66           273,280        225,246        1.213



5125 VINES RD  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-30-200-048    04/11/2023    SW1/4      401            378,000       80,640  
Occupancy          Style            %Good      ResidualValue    CostByManual      E.C.F.  
Single Family      FARMHOUSE      58           236,972        243,648        0.973  
Agricultural Buildings:    ResidualValue    CostByManual      E.C.F.  
   60388                   62090            0.973



5701 W COON LAKE RD  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
4710-19-300-044    02/24/2023    SW1/4      401            435,000       64,776  
Occupancy          Style            %Good      ResidualValue    CostByManual      E.C.F.  
Single Family      1 STORY        98           370,224        387,662        0.955



4710-19-300-044      11/29/2022

Neighborhoods Used: SW1/4.SOUTHWEST 1/4 METES & BOUNDS

2948 CEDAR LAKE RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-17-400-013      02/03/2023      SW1/4      401      225,000      131,832  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    93168      72465      1.286



5130 VINES RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-30-200-004      11/23/2022      SW1/4      401      247,500      85,700  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      69      161,800      175,974      0.919



2960 CEDAR LAKE RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-17-400-012      11/22/2022      SW1/4      401      410,000      81,075  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      FARMHOUSE      79      264,137      284,584      0.928  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    64788      69804      0.928



5121 CLEARVIEW DR  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-30-400-043      11/17/2022      SW1/4      401      400,000      191,432  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      70      208,568      196,124      1.063



3575 PINGREE RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-19-300-015      11/03/2022      SW1/4      401      270,000      49,410  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      79      220,590      222,022      0.994



5360 BENTLEY LAKE RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-33-200-004      09/21/2022      SW1/4      401      292,000      59,680  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2 STORY      84      201,218      186,281      1.080  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    31102      28793      1.080



2615 CEDAR LAKE RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-17-200-018      07/29/2022      SW1/4      401      352,500      78,420  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      89      245,347      266,328      0.921  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    28733      31190      0.921



2788 PINGREE RD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 4710-18-300-034      07/27/2022      SW1/4      401      319,000      41,600  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      81      277,400      221,240      1.254



Neighborhoods Used: SW1/4.SOUTHWEST 1/4 METES & BOUNDS

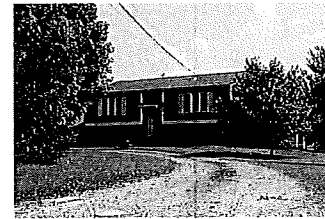
5434 CLEARVIEW DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-30-400-037 06/03/2022 SW1/4 401 299,900 51,000  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 78 248,900 221,588 1.123



4140 W COON LAKE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-20-200-023 05/25/2022 SW1/4 401 340,000 68,180  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family FARMHOUSE 56 255,904 213,090 1.201  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 15916 13253 1.201



5823 HINCHEY RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-32-400-022 05/06/2022 SW1/4 401 440,000 79,040  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family BI-LEVEL 84 345,734 379,444 0.911  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 15226 16710 0.911



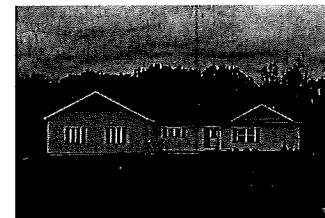
3157 PINGREE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-19-100-046 04/22/2022 SW1/4 401 695,000 146,435  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 83 517,062 543,230 0.952  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 31503 33097 0.952



2392 PINGREE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-18-100-007 04/15/2022 SW1/4 401 329,900 58,094  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 81 271,806 282,267 0.963



5885 ROWLAND PINE CT  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-18-100-044 02/25/2022 SW1/4 401 405,000 80,780  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family MANUFACTURED 81 324,220 271,060 1.196



3431 CEDAR LAKE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-20-200-020 02/24/2022 SW1/4 401 469,000 80,990  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 78 328,415 240,478 1.366  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 59595 43638 1.366



5280 CEDAR LAKE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 4710-32-200-005 02/17/2022 SW1/4 401 230,000 26,325  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 89 203,675 188,596 1.080



Neighborhoods Used: SW1/4.SOUTHWEST 1/4 METES & BOUNDS

5190 W COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-19-200-027      01/12/2022 SW1/4      401      285,000      64,700  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      FARMHOUSE      65      205,092      236,844      0.866  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   15208      17563      0.866



2699 CEDAR LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-17-200-012      12/31/2021 SW1/4      101      678,000      142,136  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1.75 STORY      75      274,633      260,556      1.054  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   261231      247840      1.054



5856 HINCHEY RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-32-300-025      12/30/2021 SW1/4      401      315,000      55,541  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      73      258,519      316,061      0.818  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   940      1149      0.818



2407 DUTCHER RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-18-100-030      12/30/2021 SW1/4      401      540,000      153,529  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      73      371,696      343,372      1.082  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   14775      13649      1.082



4168 W COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-20-200-022      12/15/2021 SW1/4      401      328,000      51,552  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1.5 STORY      73      276,448      310,821      0.889



4466 W COON LAKE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
4710-20-100-013      12/02/2021 SW1/4      401      240,000      77,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      60      163,000      177,380      0.919



Neighborhoods Used: SW1/4.SOUTHWEST 1/4 METES & BOUNDS

<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	4,336,231	4,336,231	4,336,231	4,336,231	4,336,231	4,336,231
1.25 STORY	0	0	0	0	0	0
1.5 STORY	893,591	893,591	893,591	893,591	893,591	893,591
1.75 STORY	260,556	260,556	260,556	260,556	260,556	260,556
2 STORY	961,757	961,757	961,757	961,757	961,757	961,757
BI-LEVEL	379,444	379,444	379,444	379,444	379,444	379,444
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	1,203,413	1,203,413	1,203,413	1,203,413	1,203,413	1,203,413
LOG HOME	0	0	0	0	0	0
MANUFACTURED	271,060	271,060	271,060	271,060	271,060	271,060
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

1,222,313

Total Single Family Costs by Manual : 8,306,051  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 823,177  
 Total Commercial Costs by Manual : 0

ADD 1.75 \$25K  
(1.75 only 1 sale)

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	4,484,972	4,484,972	4,484,972	4,484,972	4,484,972	4,484,972
1.25 STORY	0	0	0	0	0	0
1.5 STORY	812,395	812,395	812,395	812,395	812,395	812,395
1.75 STORY	274,633	274,633	274,633	274,633	274,633	274,633
2 STORY	1,035,204	1,035,204	1,035,204	1,035,204	1,035,204	1,035,204
BI-LEVEL	345,734	345,734	345,734	345,734	345,734	345,734
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	1,235,385	1,235,385	1,235,385	1,235,385	1,235,385	1,235,385
LOG HOME	0	0	0	0	0	0
MANUFACTURED	324,220	324,220	324,220	324,220	324,220	324,220
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

1,309,837

Total Single Family Sale Residual Values : 8,512,543  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 903,577  
 Total Commercial Sale Residual Values : 0

1,309,837  
1,222,313 =  
1.072

<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
30	7	8.75	10.76	1.007
After Application of E.C.F.s		7.23	9.63	1.008

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.034(15)	1.034(15)	1.034(15)	1.034(15)	1.034(15)	1.034(15)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	0.909(2)	0.909(2)	0.909(2)	0.909(2)	0.909(2)	0.909(2)
1.75 STORY	1.054(1)	1.054(1)	1.054(1)	1.054(1)	1.054(1)	1.054(1)
2 STORY	1.076(4)	1.076(4)	1.076(4)	1.076(4)	1.076(4)	1.076(4)
BI-LEVEL	0.911(1)	0.911(1)	0.911(1)	0.911(1)	0.911(1)	0.911(1)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.027(5)	1.027(5)	1.027(5)	1.027(5)	1.027(5)	1.027(5)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.196(1)	1.196(1)	1.196(1)	1.196(1)	1.196(1)	1.196(1)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
QUAD-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

1.072

Single Family E.C.F. : 1.025 (29)



# 2024 MEADOWS CONDO'S

1 STY = .838: 1.5 STY = .750

SEE COMPUTER SHEETS

02-402 THE MEADOWS : & 11-203

2022

- 1 STY .803
- 1.5 STY .746
- 2 STY .791

2023

- 0.841

PARCEL	STYLE	ECF	COMMENT
35	1	0.909	
18	1	0.793	
119	1	0.890	
134	1	0.955	
120	1	0.855	
43	1	0.913	
108	1	0.789	
93	1	0.869	
3	1	0.769	
74	1	0.843	
1	1	0.748	
141	1	0.764	
143	1	0.819	2ND OLDEST
73	1	0.810	OLDEST
13	1.5	0.661	NEWEST
99	1.5	0.639	2nd NEW
76	1.5	0.757	
2	1.5	0.889	
64	1.5	0.861	

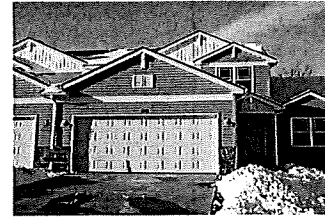
PARCEL	STYLE	ECF	COMMENT
13	1.5	0.661	NEWEST
99	1.5	0.639	2nd NEW
76	1.5	0.757	
2	1.5	0.889	
64	1.5	0.861	

PARCEL	STYLE	ECF	COMMENT
1	1	0.748	
141	1	0.764	
3	1	0.769	
108	1	0.789	
18	1	0.793	
73	1	0.810	OLDEST
143	1	0.819	2ND OLDEST
74	1	0.843	
120	1	0.855	
93	1	0.869	
119	1	0.890	
35	1	0.909	
43	1	0.913	
134	1	0.955	



Neighborhoods Used: 02402.CONDOMINIUM - THE MEADOWS

92 SEDUM  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-02-402-013       10/11/2023   02402     407           285,000     50,017  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1.5 STORY       88           234,983       355,364       0.661



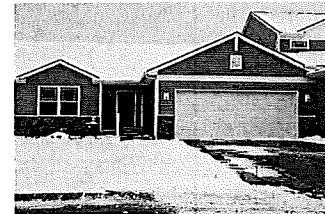
808 SPIREA  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-02-402-099       10/10/2023   02402     407           285,000     49,000  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1.5 STORY       91           236,000       369,604       0.639



946 SPIREA  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-02-402-035       10/04/2023   02402     407           325,000     49,000  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY          79           276,000       303,556       0.909



124 SEDUM  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-02-402-018       06/20/2023   02402     407           370,000     49,349  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY          90           320,651       404,167       0.793



462 HOSTA  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-02-402-076       03/06/2023   02402     407           307,500     49,336  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1.5 STORY       81           258,164       341,109       0.757



912 SPIREA  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-02-402-119       02/03/2023   02402     407           315,000     49,000  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY          81           266,000       298,823       0.890



123 SEDUM  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-02-402-134       12/06/2022   02402     407           350,000     49,000  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY          93           301,000       315,080       0.955



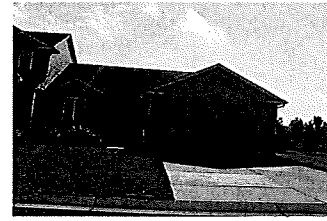
916 SPIREA  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 4710-02-402-120       12/02/2022   02402     407           275,000     49,000  
 Occupancy   Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY          81           226,000       264,439       0.855



Neighborhoods Used: 02402.CONDOMINIUM - THE MEADOWS

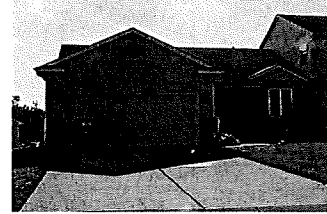
89 SEDUM

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-141	01/14/2022 02402	407	255,000	49,807	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	205,193	268,618	0.764



77 SEDUM

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-143	12/30/2021 02402	407	275,000	49,807	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	225,193	274,837	0.819



476 HOSTA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-02-402-073	12/09/2021 02402	407	283,000	49,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80	234,000	289,065	0.810



Neighborhoods Used: 02402.CONDOMINIUM - THE MEADOWS

Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>>>>>

Starting Date: 10/31/2021  
Ending Date: 12/06/2023  
Terms Selected: 4  
Analyze by Style: X  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 02402 - CONDOMINIUM - THE MEADOWS

Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.30
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00