

2025 TOWNSHIP WIDE ECF

BI = 1.028: TRI/QUAD = 1.115: FRMHSE = .998

LOG = .916: MODULAR/MANUF = 1.038

SEE ATTACHED COMPUTER PRINTOUTS (RED = OUTLIER REMOVED)

MARION CREEK, USE OWN CALCULATION		
PARCEL #	ECF	STYLE
10-02-102-032	0.739	BI
10-16-101-017	0.767	BI
10-32-400-022	0.927	BI
10-04-101-030	0.967	BI
10-02-103-066	0.989	BI
10-01-301-030	0.993	BI
10-04-102-020	0.703	BI
10-34-100-027	1.029	BI
10-02-103-087	1.093	BI
10-16-101-006	1.094	BI
10-02-103-094	1.122	BI
10-10-300-007	1.156	BI
10-21-300-007	1.112	BI
10-19-400-033	1.265	BI
10-11-400-012	1.383	BI
10-11-400-008	1.420	BI
10-13-400-028	1.540	BI

17

PARCEL #	ECF	STYLE
10-09-300-014	0.318	QUAD
10-26-301-025	0.900	TRI
10-26-301-037	0.956	QUAD
10-02-301-006	1.231	TRI
10-03-100-001	1.396	TRI
10-02-301-059	1.201	QUAD

PARCEL #	ECF	STYLE
10-33-400-022	0.725	MANU
10-20-200-038	1.096	MANU
10-03-200-029	1.167	MANU
10-12-200-020	1.289	MANU

PARCEL #	ECF	STYLE
10-19-100-005	0.634	FMHSE
10-09-300-038	0.657	FMHSE
10-13-300-031	0.807	FMHSE
10-17-400-012	0.921	FMHSE
10-35-400-053	0.965	FMHSE
10-30-200-048	0.968	FMHSE
10-35-200-027	1.135	FMHSE
10-20-200-023	1.232	FMHSE
10-32-400-017	1.244	FMHSE
10-24-101-014	1.303	FMHSE

10

TRI + QUAD		
\$ 400,323	\$ 427,700	
\$ 788,716	\$ 898,170	
\$ 1,189,039	\$ 1,325,870	1.115

MOD + MANU		
\$ 548,019	\$ 557,772	
\$ 195,657	\$ 214,408	
\$ 743,676	\$ 772,180	1.038

LOG
0.916

Parcel Number: 4710-21-100-039

Page: 2

Unit-in-Place Cost Items
GENERATOR

1	8,760	8,585	*98% Good
Totals:	505,644	424,615	

Notes:

ECF (PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK) 1.000 => TCV: 424,615

2025 Est. T.C.V. 4710-21-100-039 = 482,615

Est. TCV/Total Floor Area = 220.03, Most recent sale 09/29/2023 for 505,000

MCL 211.27(2) nonconsideration value = 6,699, Adjusted Value = 475,916

2024 Assessed MBOR S.E.V. Base for Cap C.P.I.

192,000 192,000 192,000 0.00

2025 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 46,000 0 0

2025 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

238,000 238,000 192,000 192,000

+ Parcel 10-21-100-038 Land TCV \$58,000

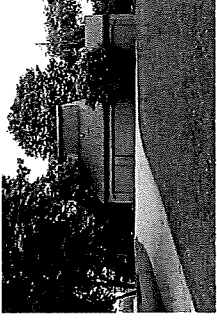
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Sale	Date	land	Residual	Cost	ECF
505,000	9.29.23	116,000	389,000	424,615	.916

Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOILL, 00030
- MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS IK
SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
SELECTED)

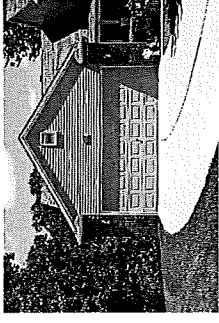
4161 SOUTHWOODS DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-25-203-018 10/17/2024 25001 401 710,000 258,136
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 64 451,864 398,179 1.135



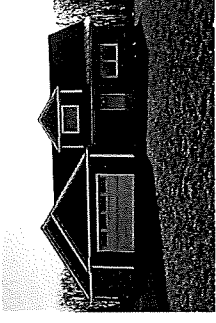
348 NEWBERRY LN

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-12-101-036 10/16/2024 CONDO 407 320,000 66,296
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 253,704 263,335 0.963



2245 WHITE HAWK TRL

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-202-121 10/11/2024 27102 401 500,000 71,200
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STORY 93 428,800 551,641 0.777



111 OAK BARK DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-35-202-014 10/10/2024 003 475,000 60,000
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 75 415,000 417,849 0.993



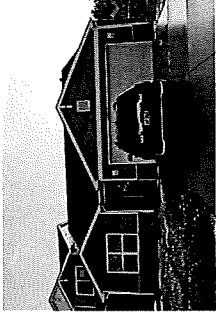
1182 S ALSTOTT DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-02-301-059 10/07/2024 017 290,000 69,700
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family QUAD-LEVEL 64 220,300 183,442 1.201



471 HOSTA

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-02-402-083 10/04/2024 02402 407 345,000 57,600
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 93 287,400 361,171 0.796



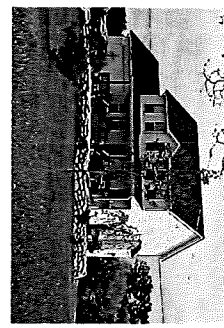
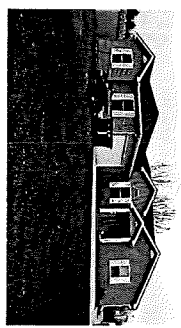
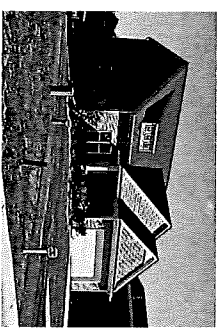
857 HURLEY DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-35-301-018 10/04/2024 00037 401 465,000 69,446
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 395,554 267,703 1.478

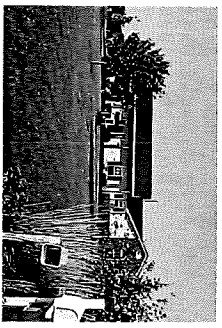


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCILATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNIS GRS LK SUNDNC, JART, , 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

97 FOX MEADOWS CT										
Parcel Number	4710-04-104-002	** Valid Sale	10/01/2024	04104	** Class	407	AdjSalePrice	379,900	LandValue	61,900
Occupancy	Single Family	%Good	92	ResidualValue	318,000	CostByManual	304,800	E.C.F.	1.043	
2153 DABATE DR										
Parcel Number	4710-12-301-046	** Valid Sale	10/01/2024	12301	** Class	407	AdjSalePrice	415,000	LandValue	85,000
Occupancy	Single Family	%Good	97	ResidualValue	330,000	CostByManual	462,721	E.C.F.	0.713	
5013 VINES RD										
Parcel Number	4710-30-200-030	** Valid Sale	09/27/2024	SW1/4	** Class	401	AdjSalePrice	405,000	LandValue	66,922
Occupancy	Single Family	%Good	80	ResidualValue	338,078	CostByManual	304,462	E.C.F.	1.110	
1473 TRIANGLE LAKE RD										
Parcel Number	4710-27-401-015	** Valid Sale	09/24/2024	00030	** Class	401	AdjSalePrice	415,000	LandValue	77,086
Occupancy	Single Family	%Good	73	ResidualValue	337,914	CostByManual	175,801	E.C.F.	1.922	
5389 BENTLEY LAKE RD										
Parcel Number	4710-34-100-033	** Valid Sale	09/23/2024	014	** Class	401	AdjSalePrice	418,500	LandValue	58,996
Occupancy	Single Family	%Good	77	ResidualValue	359,504	CostByManual	235,586	E.C.F.	1.526	
120 KEDDLE RD										
Parcel Number	4710-11-401-001	** Valid Sale	09/20/2024	014	** Class	401	AdjSalePrice	350,000	LandValue	69,700
Occupancy	Single Family	%Good	59	ResidualValue	280,300	CostByManual	156,256	E.C.F.	1.794	
5675 CARTER CT										
Parcel Number	4710-35-402-012	** Valid Sale	09/20/2024	003	** Class	407	AdjSalePrice	300,000	LandValue	60,000
Occupancy	Single Family	%Good	75	ResidualValue	240,000	CostByManual	272,053	E.C.F.	0.882	



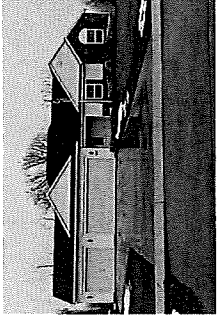
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Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
- MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNIS GRS LK
SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
SELECTED)

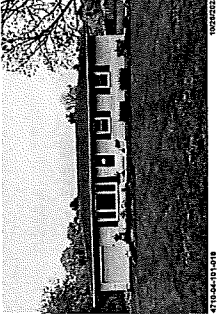
2915 WHEAT VALLEY DR

Parcel Number 09/20/2024 009
4710-15-301-045
Occupancy %Good
Single Family 1 STORY 81
ResidualValue 453,900
AdjSalePrice 518,900
LandValue 65,000
E.C.F. 1.039



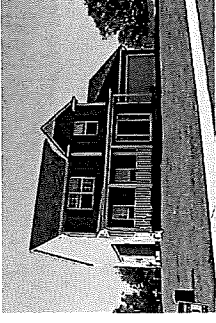
3742 NORTON RD

Parcel Number 09/19/2024 014
4710-04-101-018
Occupancy %Good
Single Family 1 STORY 77
Agricultural Buildings: ResidualValue 231,585
CostByManual 172,844
E.C.F. 1.340
ResidualValue 10646
CostByManual 7946
E.C.F. 1.340



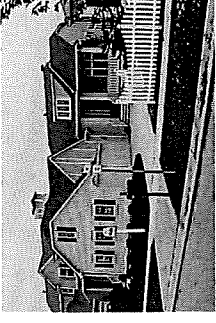
737 DEWARS ST

Parcel Number 09/18/2024 02102
4710-02-102-040
Occupancy %Good
Single Family 2 STORY 81
ResidualValue 254,900
AdjSalePrice 335,000
LandValue 80,100
E.C.F. 0.871



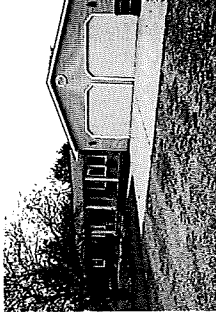
1240 HUDSON DR

Parcel Number 09/17/2024 002
4710-11-201-050
Occupancy %Good
Single Family 1 STORY 81
ResidualValue 352,400
AdjSalePrice 410,000
LandValue 57,600
E.C.F. 0.970



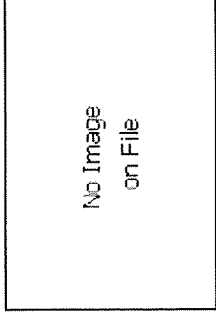
2556 CEDAR LAKE RD

Parcel Number 09/13/2024 SW1/4
4710-17-200-010
Occupancy %Good
Single Family 1 STORY 85
ResidualValue 263,349
AdjSalePrice 314,300
LandValue 50,951
E.C.F. 1.360



MARION MEADOWS DR

Parcel Number 09/05/2024 14300
4710-11-400-035
Agricultural Buildings: ResidualValue 14300
CostByManual 19160
E.C.F. 0.981
LandValue 91,200



458 TRESTLE DR

Parcel Number 09/05/2024 12302
4710-12-302-143
Occupancy %Good
Single Family 1 STORY 96
ResidualValue 425,000
AdjSalePrice 525,000
LandValue 100,000
E.C.F. 0.936



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FW, SUNS PNS, KNIS GRS LK SUNDG, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

3540 JEWELL RD
Parcel Number 4710-09-300-005
Occupancy Single Family
Agricultural Buildings:
Style 1 STORY
ResidualValue 3474
CostByManual 1724
E.C.F. 2.015

840 E DAVIS RD
Parcel Number 4710-24-101-014
Occupancy Single Family
Style FARMHOUSE
Valid Sale 08/30/2024 014
%Good %Good
ResidualValue 351,248
AdjSalePrice 401
Class 401
AdjSalePrice 404,900
LandValue 53,652
E.C.F. E.C.F.
CostByManual 269,668
1.303

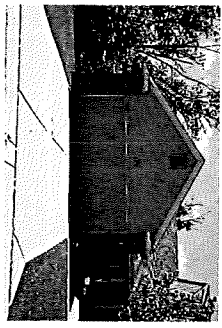
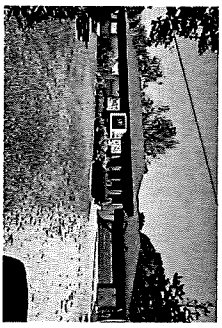
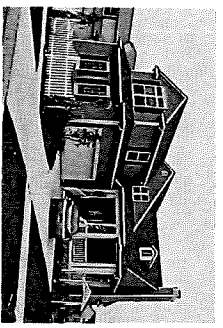
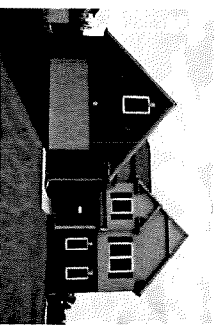
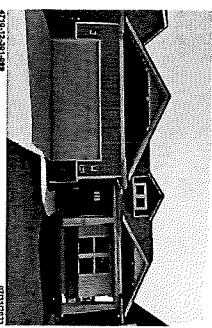
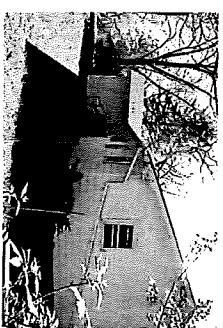
2139 STEELWOOD DR
Parcel Number 4710-12-301-099
Occupancy Single Family
Style 1 STORY
Valid Sale 08/29/2024 12301
%Good %Good
ResidualValue 410,000
AdjSalePrice 495,000
Class 407
AdjSalePrice 495,000
LandValue 85,000
E.C.F. E.C.F.
CostByManual 395,828
1.036

366 GRANITE DR
Parcel Number 4710-05-203-002
Occupancy Single Family
Style 2 STORY
Valid Sale 08/28/2024 04104
%Good %Good
ResidualValue 418,500
AdjSalePrice 490,000
Class 407
AdjSalePrice 490,000
LandValue 71,500
E.C.F. E.C.F.
CostByManual 482,005
0.868

177 PENOBSCOT DR
Parcel Number 4710-11-202-100
Occupancy Single Family
Style 2 STORY
Valid Sale 08/27/2024 002
%Good %Good
ResidualValue 309,500
AdjSalePrice 375,000
Class 407
AdjSalePrice 375,000
LandValue 65,500
E.C.F. E.C.F.
CostByManual 345,531
0.896

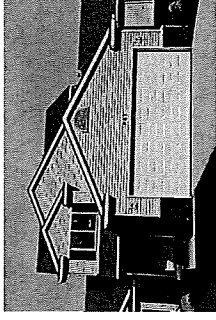
2606 SEXTON RD
Parcel Number 4710-16-200-006
Occupancy Single Family
Style 1 STORY
Valid Sale 08/20/2024 014
%Good %Good
ResidualValue 302,505
AdjSalePrice 360,000
Class 401
AdjSalePrice 360,000
LandValue 57,495
E.C.F. E.C.F.
CostByManual 327,199
0.925

138 NEWBERRY LN
Parcel Number 4710-12-101-068
Occupancy Single Family
Style 1 STORY
Valid Sale 08/16/2024 CONDO
%Good %Good
ResidualValue 242,400
AdjSalePrice 407
Class 407
AdjSalePrice 300,000
LandValue 57,600
E.C.F. E.C.F.
CostByManual 260,943
0.929

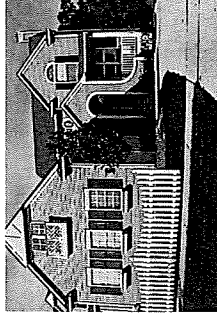


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
- MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB EM, SUNS PNS, KNLS GRS LK
SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
SELECTED)

867 SPIREA
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-02-402-089 08/13/2024 02402 407 340,000 57,600
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 81 282,400 299,314 0.943



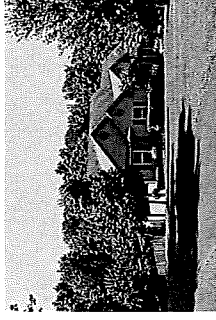
210 PENOBSCOT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-11-202-113 08/13/2024 002 407 400,000 65,500
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 81 334,500 400,149 0.836



476 HOSTA
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-02-402-073 08/08/2024 02402 407 356,000 57,600
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 79 298,400 281,597 1.060



1951 SUNDANCE RIDGE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-26-101-021 08/08/2024 27102 401 450,000 71,200
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 77 378,800 389,944 0.971



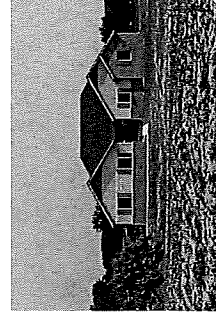
1190 TRACILEE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-11-101-008 08/07/2024 017 401 220,500 74,438
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 65 132,798 168,644 0.787
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13264 16844 0.787



3029 WHEAT VALLEY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-15-301-020 08/01/2024 009 401 425,000 65,000
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 81 360,000 375,557 0.959

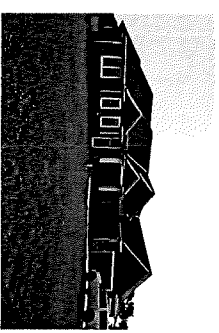


4184 EMILY CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-08-200-009 07/31/2024 014 401 480,000 60,373
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 78 419,627 339,393 1.236

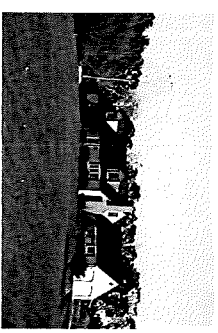


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNIS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE I, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

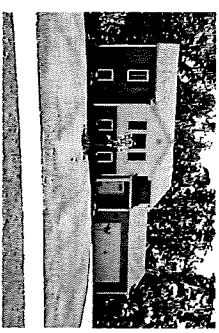
3080 COMBINE CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-28-200-039 07/29/2024 010 401 900,000 94,717
 Occupancy %Good ResidualValue CostBYManual E.C.F.
 Single Family 1 STORY 84 805,283 780,964 1.031



2407 DUTCHER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-18-100-030 07/26/2024 SW1/4 401 580,000 170,102
 Occupancy %Good ResidualValue CostBYManual E.C.F.
 Single Family 2 STORY 72 393,938 334,104 1.179
 Agricultural Buildings: ResidualValue CostBYManual E.C.F.
 15960 13536 1.179



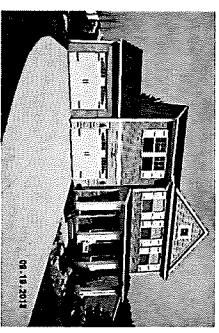
1420 VILLA VIEW LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-01-301-030 07/26/2024 01301 407 375,000 75,000
 Occupancy %Good ResidualValue CostBYManual E.C.F.
 Single Family BI-LEVEL 90 300,000 302,164 0.993



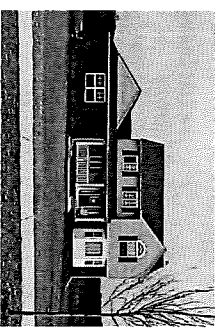
433 BONNIE CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-04-201-007 07/26/2024 017 401 385,000 71,500
 Occupancy %Good ResidualValue CostBYManual E.C.F.
 Single Family 2 STORY 65 313,500 256,591 1.222



552 HEWITT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-102-055 07/26/2024 02102 407 433,000 80,100
 Occupancy %Good ResidualValue CostBYManual E.C.F.
 Single Family 2 STORY 89 352,900 411,874 0.857



2817 WHEAT VALLEY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-15-300-019 07/25/2024 009 401 425,000 65,000
 Occupancy %Good ResidualValue CostBYManual E.C.F.
 Single Family 2 STORY 81 360,000 374,332 0.962



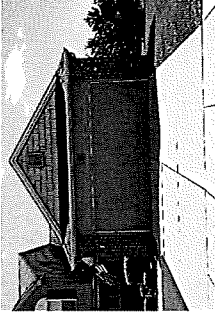
3488 NORTON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-04-200-004 07/24/2024 014 401 380,000 51,904
 Occupancy %Good ResidualValue CostBYManual E.C.F.
 Single Family 2 STORY 58 298,617 183,433 1.628
 Agricultural Buildings: ResidualValue CostBYManual E.C.F.
 29479 18108 1.628



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
- MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
SELECTED)

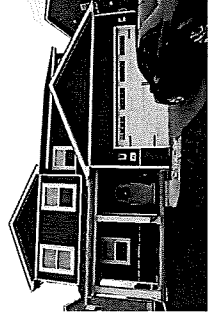
365 NEWBERRY LN

Parcel Number 4710-12-101-116
Occupancy Single Family
Style 1 STORY
Valid Sale 07/17/2024
%Good 79
Class 407
ResidualValue 242,400
AdjSalePrice 300,000
CostByManual 258,387
LandValue 57,600
E.C.F. 0.938



83 BARNSLEY DR

Parcel Number 4710-12-301-017
Occupancy Single Family
Style 2 STORY
Valid Sale 07/16/2024
%Good 95
Class 407
ResidualValue 343,061
AdjSalePrice 430,000
CostByManual 367,113
LandValue 86,939
E.C.F. 0.934



1697 TRIANGLE LAKE RD

Parcel Number 4710-27-101-005
Occupancy Single Family
Style 1 STORY
Valid Sale 07/16/2024
%Good 80
Class 401
ResidualValue 259,000
AdjSalePrice 330,000
CostByManual 176,484
LandValue 71,000
E.C.F. 1.468



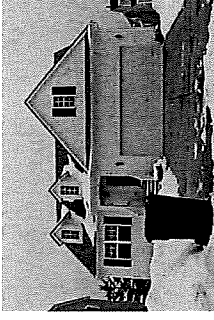
1157 YORK AVE

Parcel Number 4710-11-202-096
Occupancy Single Family
Style 2 STORY
Valid Sale 07/11/2024
%Good 81
Class 407
ResidualValue 332,799
AdjSalePrice 400,000
CostByManual 380,089
LandValue 67,201
E.C.F. 0.876



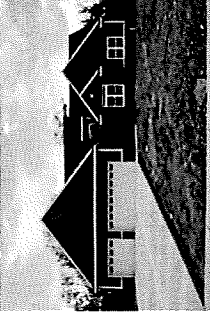
66 CHAMPLAIN BLVD

Parcel Number 4710-11-201-002
Occupancy Single Family
Style 1.5 STORY
Valid Sale 07/08/2024
%Good 83
Class 407
ResidualValue 270,400
AdjSalePrice 330,000
CostByManual 316,230
LandValue 59,600
E.C.F. 0.855



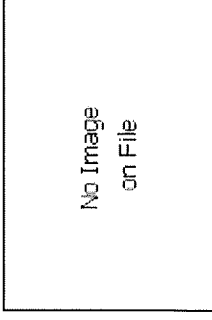
2292 WHITE HAWK TRL

Parcel Number 4710-27-202-096
Occupancy Single Family
Style 1 STORY
Valid Sale 07/01/2024
%Good 94
Class 401
ResidualValue 581,270
AdjSalePrice 665,000
CostByManual 633,030
LandValue 83,730
E.C.F. 0.918



4581 SIERRA DR

Parcel Number 4710-26-101-024
Occupancy Single Family
Style 2 STORY
Valid Sale 06/28/2024
%Good 77
Class 401
ResidualValue 328,800
AdjSalePrice 400,000
CostByManual 327,907
LandValue 71,200
E.C.F. 1.003

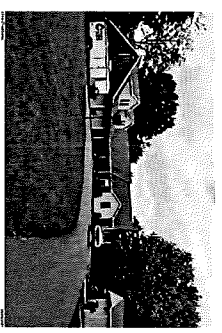


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METERS & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

2126 NORTON RD
 Parcel Number 4710-03-200-023
 Occupancy Single Family
 Style 1.5 STORY
 ** Valid Sale 06/28/2024 014
 %Good
 ResidualValue 350,460
 CostByManual 243,038
 LandValue 74,540
 E.C.F. 1.442



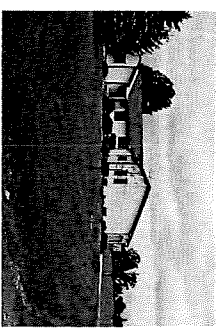
2420 KURI LN
 Parcel Number 4710-27-403-016
 Occupancy Single Family
 Style 1.5 STORY
 ** Valid Sale 06/27/2024 003
 %Good
 ResidualValue 617,183
 CostByManual 594,070
 LandValue 186,817
 E.C.F. 1.039



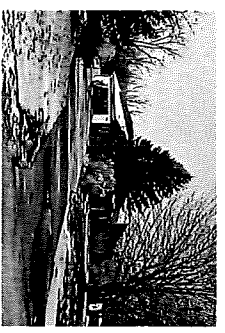
1279 MORNING MIST DR
 Parcel Number 4710-12-201-074
 Occupancy Single Family
 Style 1.5 STORY
 ** Valid Sale 06/21/2024 12201
 %Good
 ResidualValue 316,900
 CostByManual 441,870
 LandValue 83,100
 E.C.F. 0.717



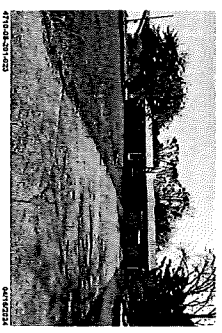
2888 HIGH MEADOWS DR
 Parcel Number 4710-34-100-026
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 06/19/2024 010
 %Good
 ResidualValue 358,092
 CostByManual 247,860
 LandValue 74,908
 E.C.F. 1.445



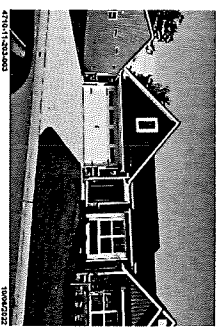
3922 WINTERWOOD DR
 Parcel Number 4710-24-400-006
 Occupancy Single Family
 Agricultural Buildings: 1 STORY
 ** Valid Sale 06/17/2024 010
 %Good
 ResidualValue 370,599
 CostByManual 384,318
 LandValue 138,792
 E.C.F. 0.964



159 GROVELAND DR
 Parcel Number 4710-05-201-023
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 06/17/2024 014
 %Good
 ResidualValue 127,611
 CostByManual 151,928
 LandValue 69,389
 E.C.F. 0.840



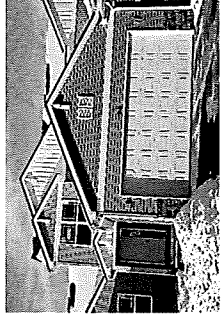
218 CANYON CREEK COURT
 Parcel Number 4710-11-203-003
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 06/14/2024 11203
 %Good
 ResidualValue 352,300
 CostByManual 330,987
 LandValue 57,600
 E.C.F. 1.064



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
- MCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB EM, SUNS PMS, KNLS GRS IK
SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
SELECTED)

98 SEDUM

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-02-402-014 06/14/2024 02402 407 345,000 57,600
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 87 287,400 305,025 0.942



2266 WILD CHERRY DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-202-104 06/11/2024 27102 401 599,000 71,200
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 82 527,800 542,695 0.973



122 FOX MEADOWS CT

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-04-104-010 06/10/2024 04104 407 401,700 61,900
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 83 339,800 378,028 0.899



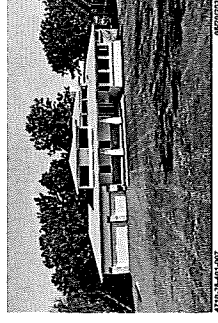
1526 SEXTON RD

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-15-200-022 06/10/2024 014 401 442,000 58,929
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 81 383,071 364,576 1.051



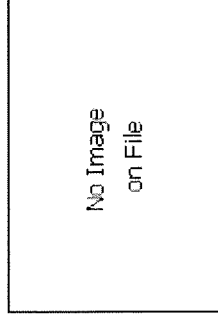
4609 ROYA TRAIL

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-25-401-007 06/06/2024 25001 407 965,000 245,000
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 98 720,000 703,209 1.024



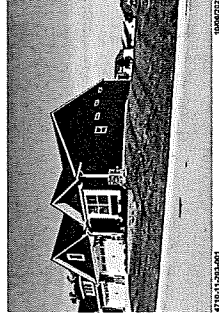
355 DINKEL DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-35-400-021 06/06/2024 010 401 375,000 92,535
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 59 253,603 136,298 1.861
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 28862 15512 1.861



202 CANYON CREEK COURT

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-11-203-001 06/03/2024 11203 407 417,400 57,600
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 97 359,800 335,327 1.073



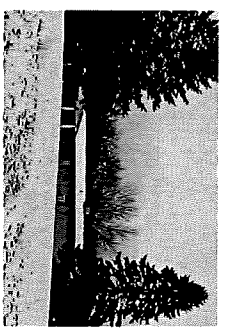
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Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SONS PWS, KNIS GRS LK SUNDNC, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

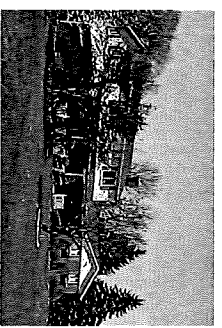
3620 EMBASSY DR
Parcel Number 3620
4710-20-300-009
Occupancy Single Family
Agricultural Buildings:
Style 1 STORY
ResidualValue 31559
CostByManual 22662
E.C.F. 1.393



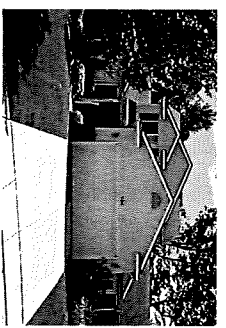
200 DINKEL DR
Parcel Number 200
4710-35-400-062
Occupancy Single Family
Style 1 STORY
Valid Sale 05/31/2024 010
%Good %Good
ResidualValue 74
CostByManual 438,015
AdjSalePrice 549,900
LandValue 111,885
E.C.F. 1.068



1128 N ALSTOTT DR
Parcel Number 1128
4710-02-301-032
Occupancy Single Family
Style 2 STORY
Valid Sale 05/31/2024 017
%Good %Good
ResidualValue 64
CostByManual 276,908
AdjSalePrice 350,000
LandValue 73,092
E.C.F. 1.045



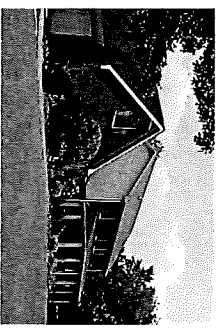
924 SPIREA
Parcel Number 924
4710-02-402-121
Occupancy Single Family
Style 1.5 STORY
Valid Sale 05/29/2024 02402
%Good %Good
ResidualValue 80
CostByManual 244,400
AdjSalePrice 302,000
LandValue 57,600
E.C.F. 0.789



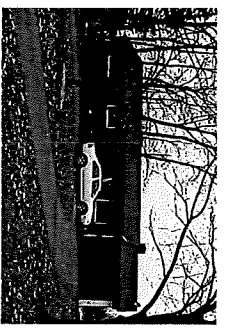
3944 LOVES CREEK DR
Parcel Number 3944
4710-21-100-028
Occupancy Single Family
Agricultural Buildings:
Style 1 STORY
ResidualValue 30871
CostByManual 19551
AdjSalePrice 455,000
LandValue 91,728
E.C.F. 1.579



5600 PINGREE RD
Parcel Number 5600
4710-31-300-022
Occupancy Single Family
Agricultural Buildings:
Style 2 STORY
ResidualValue 129506
CostByManual 158030
AdjSalePrice 875,000
LandValue 254,981
E.C.F. 0.820



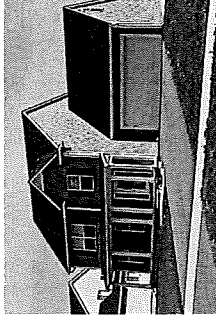
4348 RURIK DR
Parcel Number 4348
4710-25-201-004
Occupancy Single Family
Style 1 STORY
Valid Sale 05/17/2024 25001
%Good %Good
ResidualValue 59
CostByManual 214,451
AdjSalePrice 340,000
LandValue 125,549
E.C.F. 1.308



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

731 GLENLIVET ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-02-102-093	05/17/2024 02102	407	363,000	74,897
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	82	288,103	294,986	0.977
Style				
2 STORY				



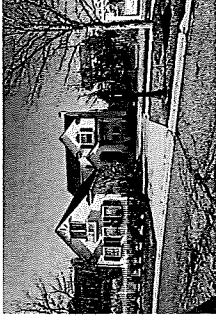
210 DARVALE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-25-300-028	05/16/2024 010	401	426,000	53,750
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	372,250	272,138	1.368
Style				
1 STORY				



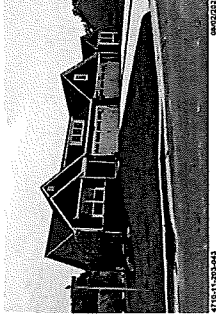
124 CHAMPLAIN BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-11-201-007	05/14/2024 002	407	405,000	57,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	347,400	431,915	0.804
Style				
2 STORY				



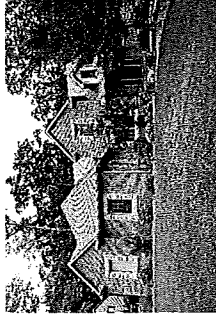
1009 CAMELLIA CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-11-203-043	05/01/2024 11203	407	419,900	57,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	362,300	340,112	1.065
Style				
1 STORY				



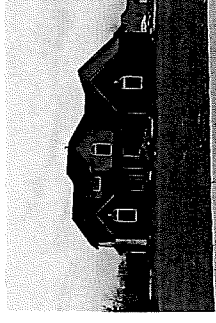
447 TIMBERMILL LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-04-103-007	04/25/2024 004	407	702,000	84,358
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	92	617,642	673,150	0.918
Style				
2 STORY				



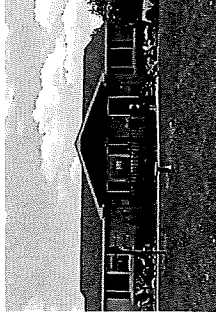
71 OAK BARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-35-202-015	04/23/2024 003	401	505,000	60,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	445,000	427,084	1.042
Style				
2 STORY				



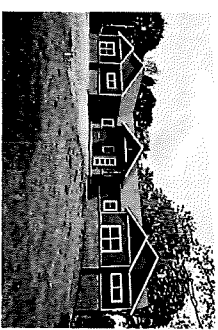
5121 CLEARVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-30-400-043	04/22/2024 SW1/4	401	480,000	218,869
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	69	261,131	190,701	1.369
Style				
1 STORY				



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCATCHERY'S & GHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNIS GRS LK SUNDRC, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

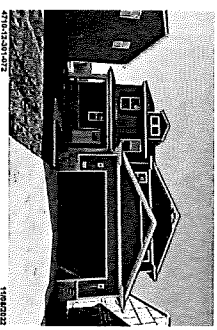
3810 WINTERWOOD DR
Parcel Number 4710-24-400-031
Occupancy Single Family
Style 1 STORY
Valid Sale 04/22/2024
%Good 94
Class 401
AdjSalePrice 850,000
ResidualValue 790,360
CostByManual 683,320
LandValue 59,640
E.C.F. 1.157



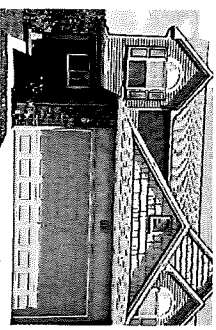
3850 JEWELL RD
Parcel Number 4710-09-300-038
Occupancy Single Family
Style FARMHOUSE
Agricultural Buildings: ResidualValue 28292
CostByManual 43063
E.C.F. 0.657
Valid Sale 04/22/2024
%Good 53
Class 401
AdjSalePrice 282,000
ResidualValue 178,143
CostByManual 271,153
LandValue 75,565
E.C.F. 0.657



2028 DABATE DR
Parcel Number 4710-12-301-072
Occupancy Single Family
Style 2 STORY
Valid Sale 04/17/2024
%Good 97
Class 407
AdjSalePrice 415,000
ResidualValue 330,000
CostByManual 405,363
LandValue 85,000
E.C.F. 0.814



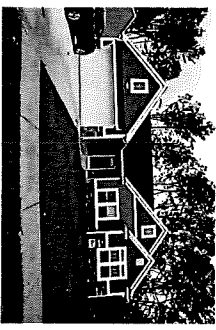
432 NEWBERRY LN
Parcel Number 4710-12-101-025
Occupancy Single Family
Style 1.5 STORY
Valid Sale 04/15/2024
%Good 79
Class 407
AdjSalePrice 338,000
ResidualValue 271,704
CostByManual 295,714
LandValue 66,296
E.C.F. 0.919



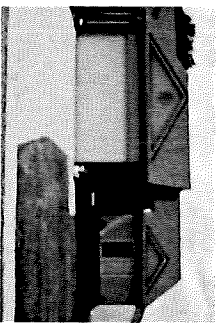
623 FOXFIRE DR
Parcel Number 4710-02-101-006
Occupancy Single Family
Style 1 STORY
Valid Sale 04/12/2024
%Good 69
Class 401
AdjSalePrice 390,000
ResidualValue 325,849
CostByManual 376,825
LandValue 64,151
E.C.F. 0.865



1070 AURUMN PARK TRL
Parcel Number 4710-02-103-048
Occupancy Single Family
Style 1 STORY
Valid Sale 04/12/2024
%Good 95
Class 407
AdjSalePrice 492,500
ResidualValue 414,606
CostByManual 296,239
LandValue 77,894
E.C.F. 1.400

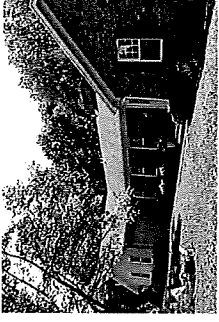


270 WOOD PT
Parcel Number 4710-03-201-013
Occupancy Single Family
Style 1 STORY
Valid Sale 04/11/2024
%Good 79
Class 407
AdjSalePrice 275,000
ResidualValue 217,400
CostByManual 249,374
LandValue 57,600
E.C.F. 0.872

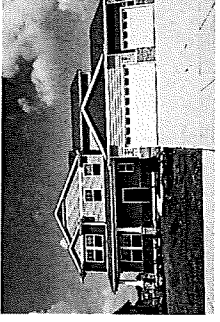


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

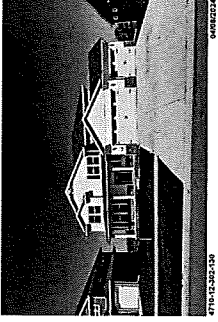
461 BONNIE CIR
 Parcel Number 4710-04-201-009
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 04/11/2024 017
 %Good
 ResidualValue 110,717
 AdjSalePrice 182,999
 CostByManual 268,661
 LandValue 72,282
 E.C.F. 0.412



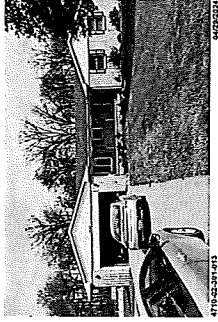
363 TRESTLE DR
 Parcel Number 4710-12-302-004
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 04/10/2024 12302
 %Good 96
 ResidualValue 446,111
 AdjSalePrice 550,000
 CostByManual 491,778
 LandValue 103,889
 E.C.F. 0.907



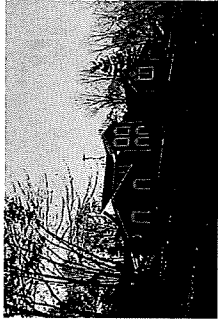
2152 GAMBREL LANE
 Parcel Number 4710-12-302-130
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 04/05/2024 12302
 %Good 98
 ResidualValue 515,000
 AdjSalePrice 615,000
 CostByManual 216,670
 LandValue 100,000
 E.C.F. 2.377



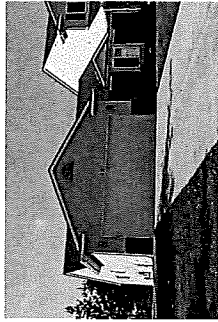
1340 N ALSTOTT DR
 Parcel Number 4710-02-301-013
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 04/04/2024 017
 %Good 75
 ResidualValue 260,300
 AdjSalePrice 330,000
 CostByManual 243,016
 LandValue 69,700
 E.C.F. 1.071



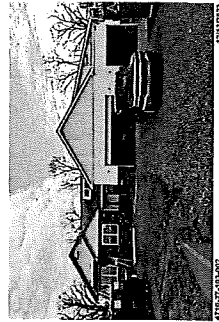
368 BONNIE CIR
 Parcel Number 4710-04-201-020
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 04/02/2024 017
 %Good 84
 ResidualValue 524,491
 AdjSalePrice 624,900
 CostByManual 509,273
 LandValue 100,409
 E.C.F. 1.030



33 SEDUM
 Parcel Number 4710-02-402-147
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 03/28/2024 02402
 %Good 78
 ResidualValue 219,615
 AdjSalePrice 278,000
 CostByManual 234,063
 LandValue 58,385
 E.C.F. 0.938

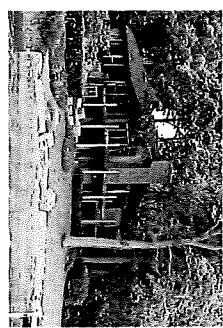


2933 CLIVEDON RD
 Parcel Number 4710-27-103-002
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 03/28/2024 27102
 %Good 98
 ResidualValue 531,000
 AdjSalePrice 591,000
 CostByManual 498,937
 LandValue 60,000
 E.C.F. 1.064

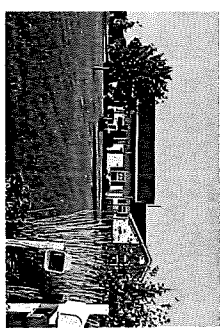


Neighborhoods used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNUS GRS LK SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METERS & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

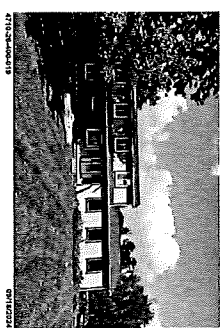
4130 RURIK DR
Parcel Number
4710-25-201-027
Occupancy
Single Family
Style
1 STORY
Valid Sale 03/27/2024 25001
%Good
79
Class 401
AdjSalePrice 955,000
LandValue 290,536
ResidualValue 664,464
CostByManual 663,746
E.C.F. 1.001



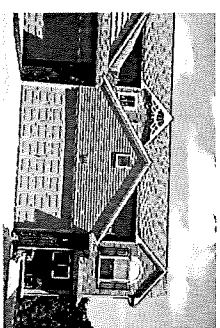
5675 CARTER CT
Parcel Number
4710-35-402-012
Occupancy
Single Family
Style
1 STORY
Valid Sale 03/27/2024 003
%Good
75
Class 407
AdjSalePrice 191,524
LandValue 60,000
ResidualValue 131,524
CostByManual 272,053
E.C.F. 0.483



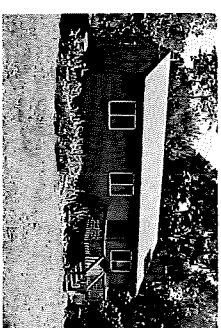
124 TRIANGLE LAKE RD
Parcel Number
4710-26-400-019
Occupancy
Single Family
Style
2 STORY
Valid Sale 03/22/2024 014
%Good
61
Class 401
AdjSalePrice 402,000
LandValue 84,200
ResidualValue 317,800
CostByManual 266,610
E.C.F. 1.192



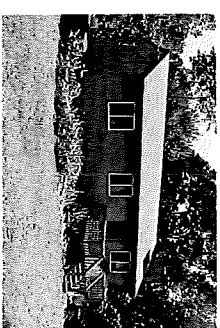
438 NEWBERRY LN
Parcel Number
4710-12-101-024
Occupancy
Single Family
Style
1.5 STORY
Valid Sale 03/21/2024 CONDO
%Good
79
Class 407
AdjSalePrice 299,900
LandValue 66,296
ResidualValue 233,604
CostByManual 272,943
E.C.F. 0.856



4915 DUTCHER RD
Parcel Number
4710-30-300-021
Occupancy
Single Family
Style
1 STORY
Valid Sale 03/18/2024 SW1/4
%Good
65
Class 401
AdjSalePrice 150,000
LandValue 75,560
ResidualValue 74,440
CostByManual 150,035
E.C.F. 0.496



4915 DUTCHER RD
Parcel Number
4710-30-300-021
Occupancy
Single Family
Style
1 STORY
Valid Sale 03/18/2024 SW1/4
%Good
65
Class 401
AdjSalePrice 168,500
LandValue 75,560
ResidualValue 92,940
CostByManual 150,035
E.C.F. 0.619



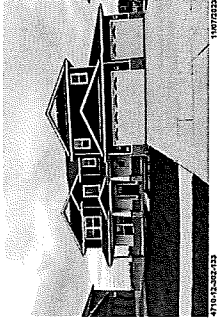
2257 WHITE HAWK TRL
Parcel Number
4710-27-202-120
Occupancy
Single Family
Style
1 STORY
Valid Sale 03/11/2024 27102
%Good
91
Class 401
AdjSalePrice 665,000
LandValue 84,846
ResidualValue 580,154
CostByManual 694,808
E.C.F. 0.835



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

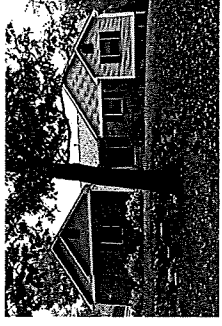
2100 GAMBREL LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-302-133	03/08/2024	12302	407	715,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	98	615,000	692,015	0.889
Style				
2 STORY				



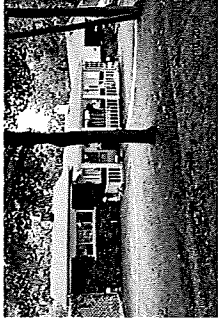
5213 UNIVERSE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-34-201-002	03/08/2024	003	401	435,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	76	367,644	363,944	1.010
Style				
1 STORY				
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7856	7777	1.010	



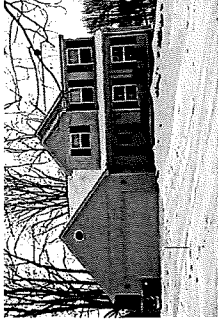
4033 JEWELL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-17-201-007	03/01/2024	SW1/4	401	280,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	84	229,624	180,293	1.274
Style				
1 STORY				



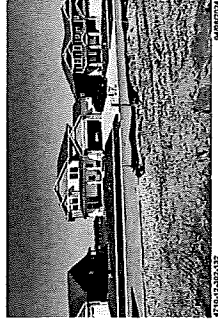
1249 W COON LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-26-100-010	03/01/2024	013	401	378,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	314,795	360,698	0.873
Style				
2 STORY				



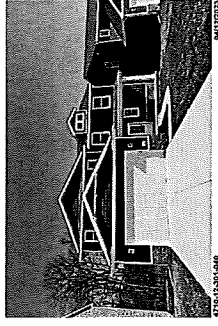
2120 GAMBREL LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-302-132	02/28/2024	12302	407	575,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	98	475,000	349,348	1.360
Style				
2 STORY				



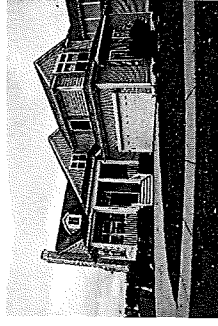
2065 DABATE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-301-040	02/28/2024	12301	407	440,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	355,000	431,530	0.823
Style				
2 STORY				



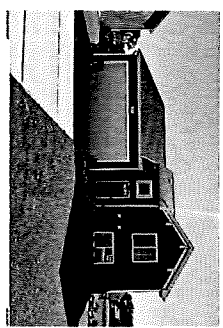
1113 HUDSON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-11-201-032	02/28/2024	002	407	400,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	342,400	290,483	1.179
Style				
2 STORY				



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROI ACS MAR KNOLL, 00030
 - MCLATCHER'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DEBB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, / 25001 - COON LAKE AREA / BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

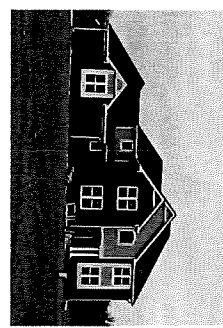
1169 WEATHERSTONE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-103-087 02/23/2024 02103 407 335,000 74,200
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 94 260,800 238,564 1.093



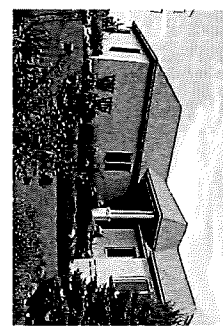
421 BONNIE CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-04-201-006 02/22/2024 017 401 340,000 71,500
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 61 268,500 198,728 1.351



374 MARION MEADOWS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-402-012 02/15/2024 14300 407 425,000 63,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 83 362,000 506,243 0.715



3344 PINGREE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-19-100-038 02/06/2024 SM1/4 401 690,000 124,745
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 75 550,876 573,178 0.961
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14379 14961 0.961



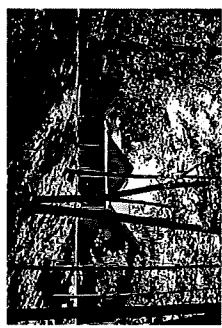
2138 GAMBRELL LANE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-12-302-131 01/22/2024 12302 407 538,100 100,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 98 438,100 275,715 1.589



3440 EAGLE VALLEY CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-22-101-005 01/16/2024 BEV 407 560,000 95,240
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 77 464,760 587,587 0.791



3821 NORTON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-04-100-062 01/16/2024 014 401 675,000 88,028
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 540,512 664,136 0.814
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 46460 57086 0.814



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 MCTES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

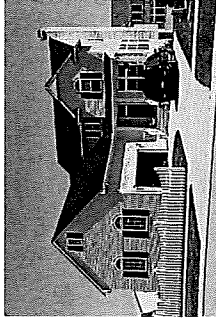
5665 CROFOOT RD
Parcel Number 01/10/2024 014 ** Valid Sale ** Class AdjSalePrice LandValue
4710-07-100-014 401 487,900 155,598
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 74 308,276 298,845 1.032
2 STORY
Agricultural Buildings: ResidualValue CostByManual E.C.F.
24026 23291 1.032



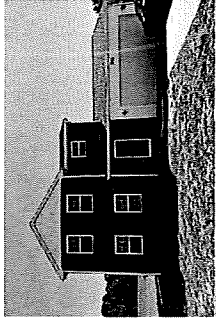
595 BONNIE CIR
Parcel Number 12/28/2023 017 ** Valid Sale ** Class AdjSalePrice LandValue
4710-04-201-016 401 410,000 77,919
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 82 332,081 368,108 0.902
2 STORY



1219 PORTSMOUTH DR
Parcel Number 12/28/2023 002 ** Valid Sale ** Class AdjSalePrice LandValue
4710-11-201-076 407 260,036 57,600
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 79 202,436 365,556 0.554
2 STORY



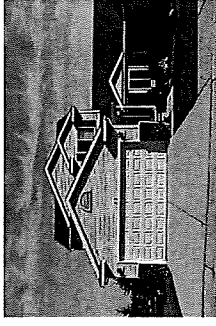
1061 WEATHERSTONE LN
Parcel Number 12/28/2023 02103 ** Valid Sale ** Class AdjSalePrice LandValue
4710-02-103-092 407 350,000 74,200
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 96 275,800 288,059 0.957
2 STORY



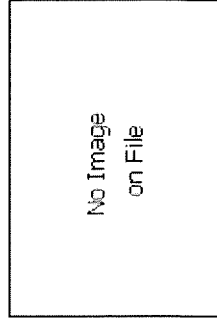
3012 SANITORIUM RD
Parcel Number 12/27/2023 014 ** Valid Sale ** Class AdjSalePrice LandValue
4710-04-400-003 401 450,000 86,512
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 79 363,488 372,442 0.976
2 STORY



22 SEDUM
Parcel Number 12/22/2023 02402 ** Valid Sale ** Class AdjSalePrice LandValue
4710-02-402-002 407 285,000 58,385
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 78 226,615 268,735 0.843
1.5 STORY

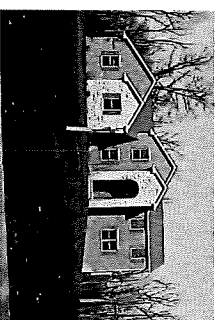


168 KEDDLE RD
Parcel Number 12/21/2023 014 ** Valid Sale ** Class AdjSalePrice LandValue
4710-11-401-005 401 390,000 69,700
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 59 320,300 192,907 1.660
2 STORY



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCARTHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DEBB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, / 25001 - COON LAKE ABR4 / BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

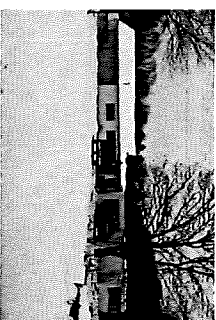
2730 BLACK EAGLE RDG
 Parcel Number 4710-22-101-061
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 12/19/2023 BEV
 %Good 81
 ResidualValue 438,199
 CostByManual 594,063
 LandValue 61,800
 E.C.F. 0.738



2607 MASON RD
 Parcel Number 4710-03-100-001
 Occupancy Single Family
 Style TRI-LEVEL
 Agricultural Buildings:
 ** Valid Sale 12/08/2023 014
 %Good 64
 ResidualValue 355,778
 CostByManual 254,862
 LandValue 100,620
 E.C.F. 1.396
 ResidualValue 43602
 CostByManual 31234
 E.C.F. 1.396



323 S TRUHN RD
 Parcel Number 4710-06-101-002
 Occupancy Single Family
 Style 1 STORY
 Agricultural Buildings:
 ** Valid Sale 12/04/2023 014
 %Good 45
 ResidualValue 226,123
 CostByManual 129,354
 LandValue 56,222
 E.C.F. 1.748
 ResidualValue 2655
 CostByManual 1519
 E.C.F. 1.748



3141 PAINTED DR
 Parcel Number 4710-04-200-028
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 12/01/2023 004
 %Good 89
 ResidualValue 490,000
 CostByManual 516,858
 LandValue 60,000
 E.C.F. 0.948



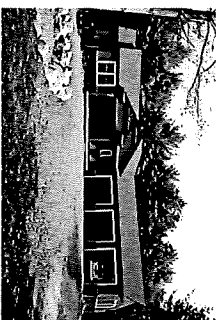
1325 N ALSTOTT DR
 Parcel Number 4710-02-301-040
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 11/30/2023 017
 %Good 65
 ResidualValue 234,236
 CostByManual 211,220
 LandValue 73,264
 E.C.F. 1.109



1310 TRACILEE DR
 Parcel Number 4710-11-101-014
 Occupancy Single Family
 Style 2 STORY
 Agricultural Buildings:
 ** Valid Sale 11/30/2023 017
 %Good 74
 ResidualValue 240,517
 CostByManual 245,148
 LandValue 82,409
 E.C.F. 0.981
 ResidualValue 7974
 CostByManual 8128
 E.C.F. 0.981



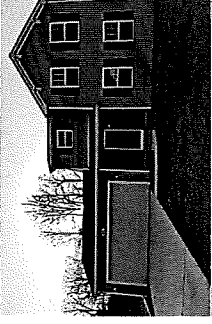
5424 W COON LAKE RD
 Parcel Number 4710-19-200-013
 Occupancy Single Family
 Style 1 STORY
 Agricultural Buildings:
 ** Valid Sale 11/20/2023 SW1/4
 %Good 94
 ResidualValue 603,529
 CostByManual 564,404
 LandValue 92,128
 E.C.F. 1.069
 ResidualValue 144343
 CostByManual 134986
 E.C.F. 1.069



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

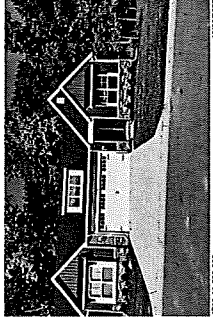
1042 KEMPERWOOD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-02-103-035	11/10/2023	407	382,000	83,703
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	96	298,297	287,866	1.036



260 CANYON CREEK COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-11-203-008	11/09/2023	407	495,000	57,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	437,400	393,890	1.110



2895 NORTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-03-100-034	11/09/2023	401	289,000	56,727
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	232,273	188,502	1.232



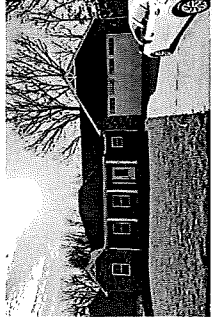
5193 EDWARD JAMES DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-27-402-011	11/07/2023	407	416,000	59,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	356,500	338,879	1.052



122 FAIRHILL WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-04-203-033	11/06/2023	407	455,000	74,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	96	380,800	521,262	0.731



2241 WILD CHERRY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-27-202-100	11/03/2023	401	454,900	71,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	83	383,700	542,469	0.707



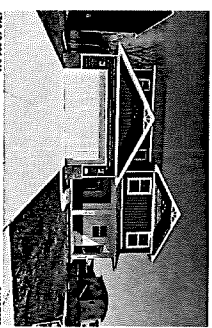
3347 COUNTY FARM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-22-100-017	11/01/2023	401	310,000	63,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	60	241,379	169,844	1.421
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4821	3392	1.421	



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROI ACS MAR KNOLL, 00030
 - MCLATCHIEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DEBB FM, SUNS PNS, KNIS GRS LK
 SUNDNC, JART, / 25001 - COON LAKE AREA / BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

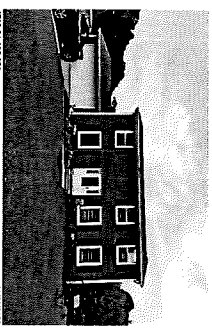
2077 DABATE DR
 Parcel Number 4710-12-301-041
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 10/27/2023 12301
 %Good 97
 ** Class 407
 ResidualValue 365,000
 CostByManual 400,460
 LandValue 85,000
 E.C.F. 0.911



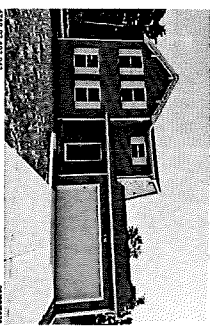
5778 RANGE RD
 Parcel Number 4710-07-100-022
 Occupancy Single Family
 Style 1 STORY
 Agricultural Buildings:
 ResidualValue 38068
 CostByManual 27668
 E.C.F. 1.376
 ** Valid Sale 10/27/2023 014
 %Good 77
 ** Class 401
 ResidualValue 263,232
 CostByManual 191,321
 LandValue 73,700
 E.C.F. 1.376



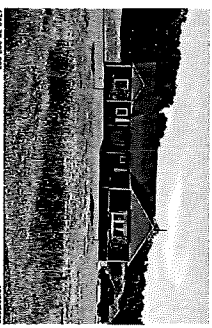
3510 LANTERN VIEW CT
 Parcel Number 4710-04-102-026
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 10/27/2023 017
 %Good 84
 ** Class 401
 ResidualValue 246,100
 CostByManual 251,358
 LandValue 61,900
 E.C.F. 0.979



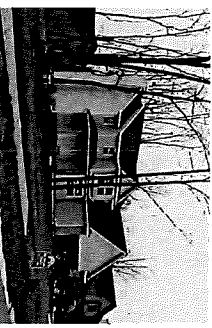
1017 KEMPERWOOD CT
 Parcel Number 4710-02-103-043
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 10/27/2023 02103
 %Good 98
 ** Class 407
 ResidualValue 294,993
 CostByManual 290,083
 LandValue 74,907
 E.C.F. 1.017



4881 TORATOIA LN
 Parcel Number 4710-26-302-003
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 10/26/2023 26302
 %Good 97
 ** Class 407
 ResidualValue 389,263
 CostByManual 471,520
 LandValue 109,737
 E.C.F. 0.826



1063 ELK RUN
 Parcel Number 4710-12-201-064
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 10/25/2023 12201
 %Good 83
 ** Class 407
 ResidualValue 276,862
 CostByManual 314,624
 LandValue 88,138
 E.C.F. 0.880



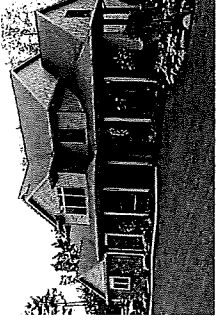
223 MARION MEADOWS DR
 Parcel Number 4710-11-402-005
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 10/23/2023 14300
 %Good 68
 ** Class 407
 ResidualValue 222,000
 CostByManual 278,131
 LandValue 63,000
 E.C.F. 0.798



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

3366 PEREGRINE WAY

** Parcel Number	10/20/2023	Valid Sale	** Class	AdjSalePrice	LandValue
4710-23-201-009	14300		407	575,000	90,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	80	485,000	622,437	0.779	



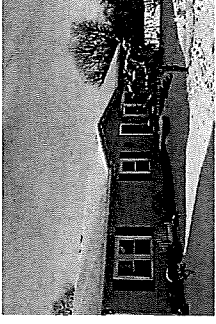
3739 NORTON RD

** Parcel Number	10/19/2023	Valid Sale	** Class	AdjSalePrice	LandValue
4710-04-100-032	014		401	365,000	58,160
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	71	306,840	236,534	1.297	



1493 MASON RD

** Parcel Number	10/19/2023	Valid Sale	** Class	AdjSalePrice	LandValue
4710-03-200-029	014		401	268,000	58,160
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	67	209,840	179,774	1.167	



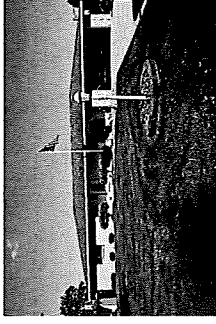
1449 MORNING MIST DR

** Parcel Number	10/17/2023	Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-201-021	12201		407	400,000	83,100
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	84	316,900	406,528	0.780	



4103 WESTHILL DR

** Parcel Number	10/13/2023	Valid Sale	** Class	AdjSalePrice	LandValue
4710-25-101-009	25001		401	550,000	114,129
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	64	435,871	453,809	0.960	



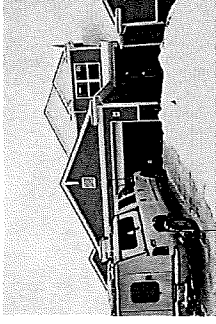
92 SEDUM

** Parcel Number	10/11/2023	Valid Sale	** Class	AdjSalePrice	LandValue
4710-02-402-013	02402		407	285,000	58,594
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	87	226,406	346,566	0.653	



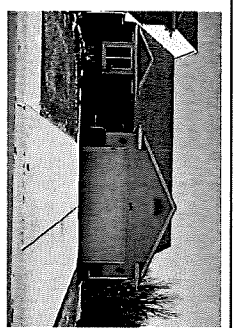
808 SPIREA

** Parcel Number	10/10/2023	Valid Sale	** Class	AdjSalePrice	LandValue
4710-02-402-099	02402		407	285,000	57,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	90	227,400	360,596	0.631	

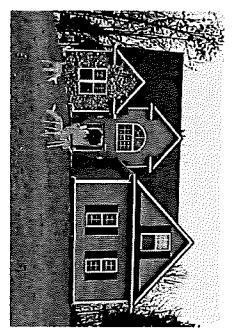


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DEBB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, / 25001 - COON LAKE AREA / BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

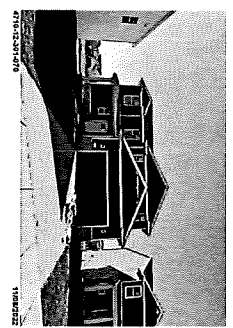
946 SPIREA
 Parcel Number 4710-02-402-035 ** Valid Sale 10/04/2023 02402 ** Class 407 AdjSalePrice 325,000 LandValue 57,600
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 78 267,400 295,661 0.904



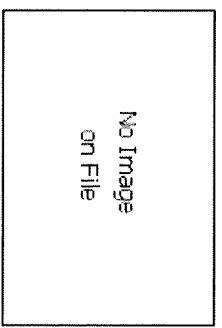
4928 VAX POINTE DR
 Parcel Number 4710-27-403-008 ** Valid Sale 10/04/2023 003 ** Class 407 AdjSalePrice 380,000 LandValue 61,751
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 76 318,249 359,948 0.884



2058 DABATE DR
 Parcel Number 4710-12-301-070 ** Valid Sale 10/03/2023 12301 ** Class 407 AdjSalePrice 425,000 LandValue 86,298
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 97 338,702 403,087 0.840



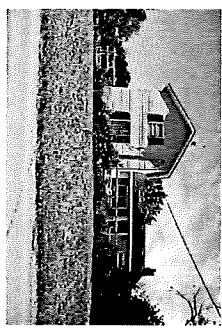
3690 W COON LAKE RD
 Parcel Number 4710-21-300-007 ** Valid Sale 09/29/2023 013 ** Class 401 AdjSalePrice 242,500 LandValue 54,508
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 54 187,992 169,030 1.112



3540 JEWELL RD
 Parcel Number 4710-09-300-005 ** Valid Sale 09/28/2023 014 ** Class 401 AdjSalePrice 92,000 LandValue 58,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 49 33,468 108,456 0.309
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 532 1724 0.309



5670 W COON LAKE RD
 Parcel Number 4710-19-100-005 ** Valid Sale 09/25/2023 SW1/4 ** Class 401 AdjSalePrice 105,000 LandValue 45,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family FARMHOUSE 48 54,472 85,852 0.634
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5528 8712 0.634



4675 BENTLEY LAKE RD
 Parcel Number 4710-28-400-025 ** Valid Sale 09/25/2023 014 ** Class 401 AdjSalePrice 123,000 LandValue 78,440
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 45 44,560 76,170 0.585



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

2109 DUTCHER RD
 Parcel Number
 4710-18-100-037
 Occupancy
 Single Family
 1.5 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/22/2023	SW1/4 401	659,000	136,915
%Good	ResidualValue	CostByManual	E.C.F.
82	522,085	585,742	0.891



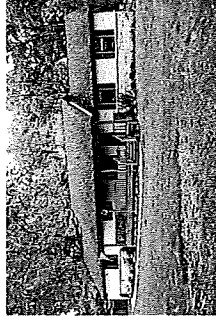
5380 PINCKNEY RD
 Parcel Number
 4710-35-200-027
 Occupancy
 Single Family
 FARMHOUSE

** Valid Sale	** Class	AdjSalePrice	LandValue
09/21/2023	014 401	250,000	71,400
%Good	ResidualValue	CostByManual	E.C.F.
48	158,223	139,361	1.135
ResidualValue	CostByManual	E.C.F.	
20377	17948	1.135	



2710 W COON LAKE RD
 Parcel Number
 4710-22-300-026
 Occupancy
 Single Family
 1 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/21/2023	013 401	390,000	89,621
%Good	ResidualValue	CostByManual	E.C.F.
82	290,061	278,715	1.041
ResidualValue	CostByManual	E.C.F.	
10318	9914	1.041	



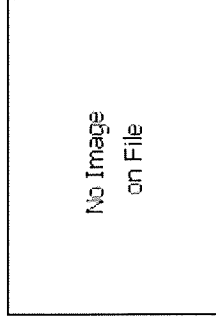
3983 MASON RD
 Parcel Number
 4710-05-200-047
 Occupancy
 Single Family
 1 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/19/2023	014 401	337,000	55,524
%Good	ResidualValue	CostByManual	E.C.F.
70	281,476	194,039	1.451



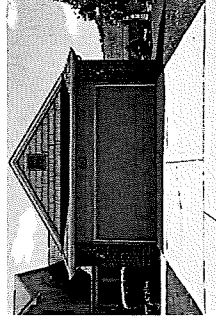
3724 PINCKNEY RD
 Parcel Number
 4710-23-400-014
 Occupancy
 Single Family
 1 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/19/2023	014 401	370,000	74,960
%Good	ResidualValue	CostByManual	E.C.F.
71	295,040	239,966	1.230



327 NEWBERRY LN
 Parcel Number
 4710-12-101-112
 Occupancy
 Single Family
 1 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/15/2023	CONDO 407	275,000	57,600
%Good	ResidualValue	CostByManual	E.C.F.
79	217,400	258,387	0.841



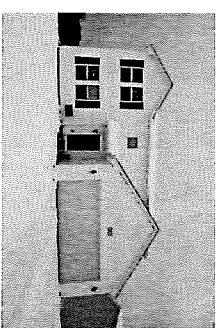
2707 MASON RD
 Parcel Number
 4710-03-100-048
 Occupancy
 Single Family
 2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/15/2023	014 401	380,000	53,871
%Good	ResidualValue	CostByManual	E.C.F.
61	326,129	268,795	1.213

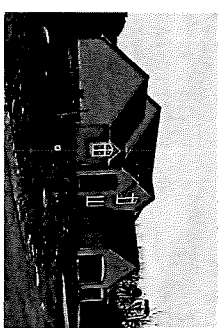


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHY'S & GHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, / 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

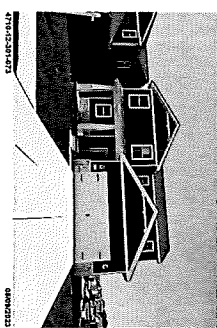
1068 WEATHERSTONE LN
 Parcel Number 4710-02-103-004
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 09/14/2023 02103
 %Good 94
 ** Class 407
 ResidualValue 320,800
 CostByManual 334,155
 AdjSalePrice 395,000
 LandValue 74,200
 E.C.F. 0.960



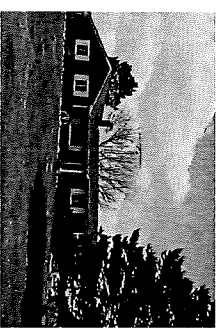
280 SUMMER SHADE DR
 Parcel Number 4710-04-203-016
 Occupancy Single Family
 Style 1.5 STORY
 ** Valid Sale 09/12/2023 04203
 %Good 79
 ** Class 407
 ResidualValue 400,700
 CostByManual 416,434
 AdjSalePrice 474,900
 LandValue 74,200
 E.C.F. 0.962



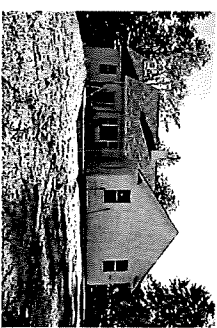
2020 DABATE DR
 Parcel Number 4710-12-301-073
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 09/01/2023 12301
 %Good 97
 ** Class 407
 ResidualValue 364,900
 CostByManual 396,045
 AdjSalePrice 449,900
 LandValue 85,000
 E.C.F. 0.921



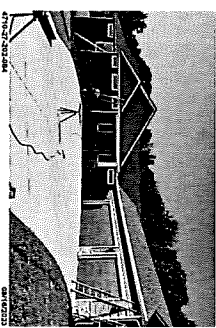
1315 PEAVY RD
 Parcel Number 4710-02-401-030
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 08/29/2023 017
 %Good 66
 ** Class 401
 ResidualValue 237,343
 CostByManual 169,239
 AdjSalePrice 308,000
 LandValue 70,657
 E.C.F. 1.402



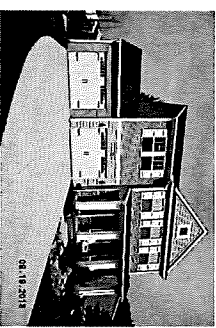
5828 MADDIERS LN
 Parcel Number 4710-30-100-033
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 08/25/2023 SW1/4
 %Good 95
 ** Class 401
 ResidualValue 379,846
 CostByManual 422,267
 AdjSalePrice 434,900
 LandValue 55,054
 E.C.F. 0.900



4112 PRAIRIE ROSE DR
 Parcel Number 4710-27-202-084
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 08/23/2023 27102
 %Good 98
 ** Class 401
 ResidualValue 693,800
 CostByManual 606,372
 AdjSalePrice 765,000
 LandValue 71,200
 E.C.F. 1.144



552 HEWITT ST
 Parcel Number 4710-02-102-055
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 08/21/2023 02102
 %Good 89
 ** Class 407
 ResidualValue 340,900
 CostByManual 411,874
 AdjSalePrice 421,000
 LandValue 80,100
 E.C.F. 0.828



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

2320 PINGREE RD
 Parcel Number 08/17/2023 SW1/4 401 AdjSalePrice LandValue
 4710-18-100-002 299,000 128,624
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 52 100,172 109,731 0.913
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 70204 76904 0.913



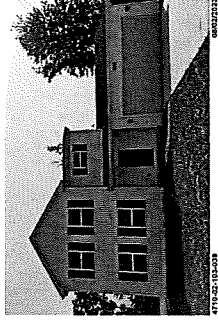
61 BARNSELEY DR
 Parcel Number 08/16/2023 12301 407 AdjSalePrice LandValue
 4710-12-301-014 424,900 85,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 95 339,900 391,796 0.868



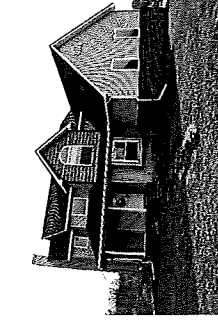
2820 HIGH MEADOWS DR
 Parcel Number 08/15/2023 010 401 AdjSalePrice LandValue
 4710-34-100-024 422,000 84,128
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 68 337,872 270,571 1.249



1079 KEMPERWOOD CT
 Parcel Number 08/14/2023 02103 407 AdjSalePrice LandValue
 4710-02-103-039 365,580 74,907
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 97 290,673 289,025 1.006



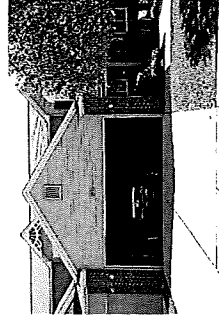
3327 CEDAR LAKE RD
 Parcel Number 08/11/2023 SW1/4 401 AdjSalePrice LandValue
 4710-20-200-025 385,000 45,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 78 340,000 310,466 1.095



3015 PAINTED DR
 Parcel Number 08/10/2023 004 407 AdjSalePrice LandValue
 4710-04-202-050 456,490 76,200
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 98 380,290 485,257 0.784



387 NEWBERRY LN
 Parcel Number 08/08/2023 CONDO 407 AdjSalePrice LandValue
 4710-12-101-119 280,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 78 222,400 285,267 0.780

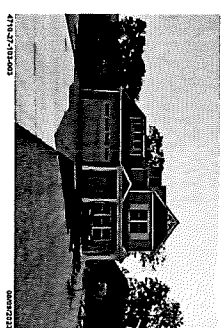


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS IK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

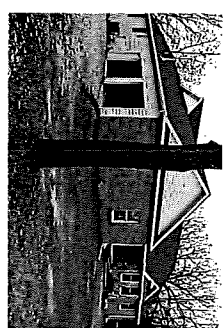
2867 BLACK EAGLE RDG
 Parcel Number 2867
 4710-22-101-015
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 08/07/2023 BEV
 %Good 76
 ** Class 407
 AdjsalePrice 479,000
 LandValue 66,119
 ResidualValue 412,881
 CostByManual 453,058
 E.C.F. 0.911



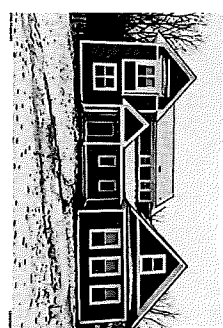
2921 CLIVEDON RD
 Parcel Number 2921
 4710-27-103-003
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 08/04/2023
 %Good 98
 ** Class 407
 AdjsalePrice 494,900
 LandValue 61,250
 ResidualValue 433,650
 CostByManual 460,101
 E.C.F. 0.943



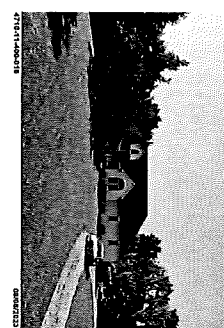
2659 W COON LAKE RD
 Parcel Number 2659
 4710-27-100-017
 Occupancy Single Family
 Style 1 STORY
 Agricultural Buildings:
 ** Valid Sale 08/04/2023
 %Good 82
 ** Class 401
 AdjsalePrice 839,900
 LandValue 67,159
 ResidualValue 704,053
 CostByManual 563,109
 E.C.F. 1.250
 ResidualValue 68688
 CostByManual 54937
 E.C.F. 1.250



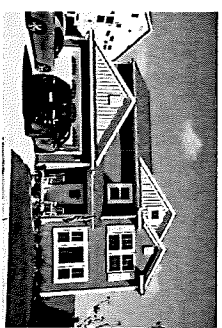
2100 PEAVY RD
 Parcel Number 2100
 4710-11-300-021
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 08/04/2023
 %Good 96
 ** Class 401
 AdjsalePrice 725,000
 LandValue 112,551
 ResidualValue 612,449
 CostByManual 591,927
 E.C.F. 1.035



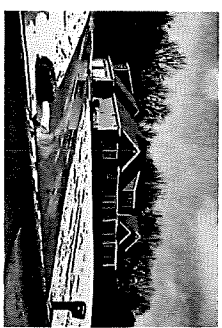
149 KEDDLE RD
 Parcel Number 149
 4710-11-400-018
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 08/02/2023
 %Good 77
 ** Class 401
 AdjsalePrice 509,000
 LandValue 71,460
 ResidualValue 437,540
 CostByManual 397,779
 E.C.F. 1.100



230 MERRIMACK DR
 Parcel Number 230
 4710-11-202-144
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 07/31/2023
 %Good 91
 ** Class 407
 AdjsalePrice 385,000
 LandValue 57,600
 ResidualValue 327,400
 CostByManual 455,689
 E.C.F. 0.718



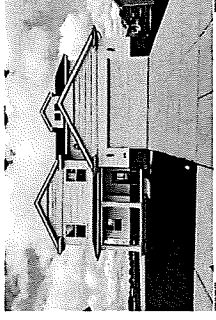
305 ABBY BROOK LN
 Parcel Number 305
 4710-35-203-016
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 07/30/2023
 %Good 91
 ** Class 407
 AdjsalePrice 735,000
 LandValue 69,143
 ResidualValue 665,857
 CostByManual 742,069
 E.C.F. 0.897



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCUATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNLS GRS LK SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

2056 GAMBREL LANE

** Parcel Number	07/28/2023	12302	** Class	407	AdjSalePrice	LandValue
4710-12-302-137	%Good	ResidualValue	CostByManual	504,000	100,000	E.C.F.
Occupancy	97	404,000	409,054		0.988	
Single Family	2	STORY				



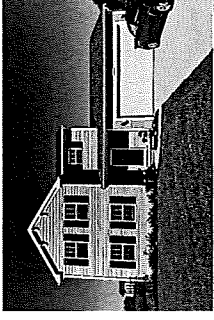
2145 HIDDEN VALLEY RD

** Parcel Number	07/28/2023	010	** Class	401	AdjSalePrice	LandValue
4710-10-300-009	%Good	ResidualValue	CostByManual	450,000	76,500	E.C.F.
Occupancy	62	373,500	411,168		0.908	
Single Family	1	STORY				



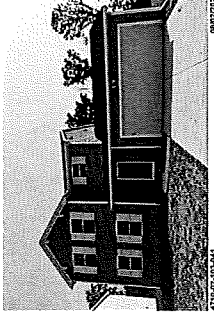
1020 KENNY BROOK LN

** Parcel Number	07/28/2023	02103	** Class	407	AdjSalePrice	LandValue
4710-02-103-067	%Good	ResidualValue	CostByManual	350,000	74,892	E.C.F.
Occupancy	95	275,108	281,197		0.978	
Single Family	2	STORY				



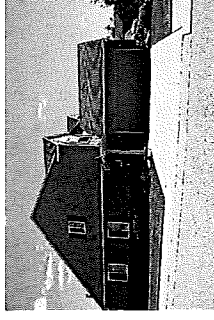
1047 KEMPERWOOD CT

** Parcel Number	07/28/2023	02103	** Class	407	AdjSalePrice	LandValue
4710-02-103-041	%Good	ResidualValue	CostByManual	379,900	74,907	E.C.F.
Occupancy	97	304,993	287,100		1.062	
Single Family	2	STORY				



495 NEWBERRY LN

** Parcel Number	07/27/2023	CONDO	** Class	407	AdjSalePrice	LandValue
4710-12-101-087	%Good	ResidualValue	CostByManual	308,500	57,600	E.C.F.
Occupancy	78	250,900	301,217		0.833	
Single Family	1.5	STORY				



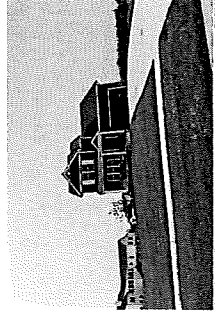
1181 PORTSMOUTH DR

** Parcel Number	07/26/2023	002	** Class	407	AdjSalePrice	LandValue
4710-11-201-080	%Good	ResidualValue	CostByManual	340,000	59,245	E.C.F.
Occupancy	82	280,755	324,957		0.864	
Single Family	2	STORY				



2751 CLIVEDON RD

** Parcel Number	07/20/2023	27102	** Class	407	AdjSalePrice	LandValue
4710-27-103-017	%Good	ResidualValue	CostByManual	484,900	60,000	E.C.F.
Occupancy	98	424,900	452,757		0.938	
Single Family	2	STORY				



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS STERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK SUNDNC, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

2250 WHITE HAWK TRL
Parcel Number 4710-27-202-093
Occupancy Single Family
Style 2 STORY
Valid Sale 07/19/2023 27102
%Good %Good
Class 401
AdjSalePrice 680,000
LandValue 118,944
ResidualValue 561,056
CostByManual 534,350
E.C.F. 1.050

2015 DABATE DR
Parcel Number 4710-12-301-037
Occupancy Single Family
Style 2 STORY
Valid Sale 07/14/2023 12301
%Good %Good
Class 407
AdjSalePrice 470,000
LandValue 85,000
ResidualValue 385,000
CostByManual 450,057
E.C.F. 0.855

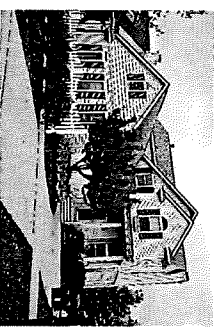
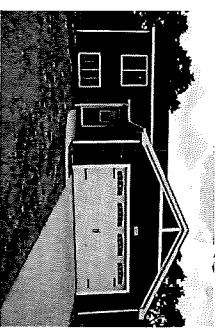
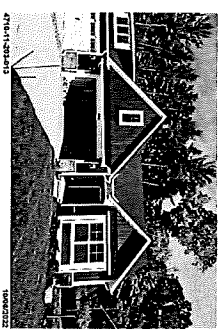
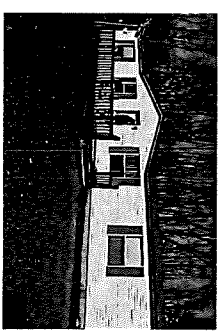
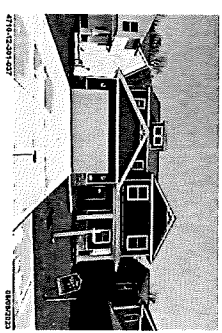
1836 FISK RD
Parcel Number 4710-12-200-020
Occupancy Single Family
Style MANUFACTURED
Valid Sale 07/13/2023 014
%Good %Good
Class 401
AdjSalePrice 260,000
LandValue 75,240
ResidualValue 184,760
CostByManual 143,322
E.C.F. 1.289

300 CANYON CREEK COURT
Parcel Number 4710-11-203-013
Occupancy Single Family
Style 1 STORY
Valid Sale 07/12/2023 11203
%Good %Good
Class 407
AdjSalePrice 465,000
LandValue 57,600
ResidualValue 407,400
CostByManual 406,363
E.C.F. 1.003

340 CANYON CREEK COURT
Parcel Number 4710-11-203-017
Occupancy Single Family
Style 1 STORY
Valid Sale 07/12/2023 11203
%Good %Good
Class 407
AdjSalePrice 475,000
LandValue 57,600
ResidualValue 417,400
CostByManual 340,052
E.C.F. 1.227

1025 KENNY BROOK LN
Parcel Number 4710-02-103-066
Occupancy Single Family
Style BI-LEVEL
Valid Sale 07/07/2023 02103
%Good %Good
Class 407
AdjSalePrice 372,000
LandValue 74,200
ResidualValue 297,800
CostByManual 300,964
E.C.F. 0.989

88 CHAMPLAIN BLVD
Parcel Number 4710-11-201-004
Occupancy Single Family
Style 2 STORY
Valid Sale 07/06/2023 002
%Good %Good
Class 407
AdjSalePrice 352,000
LandValue 57,600
ResidualValue 294,400
CostByManual 327,698
E.C.F. 0.898



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCUATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK, SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

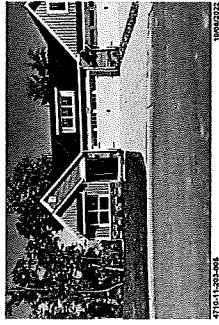
401 TORTOISE DR
Parcel Number
4710-04-202-057
Occupancy
Single Family
1.5 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
07/05/2023 004	407	475,000	79,754
%Good	ResidualValue	CostByManual	E.C.F.
78	395,246	525,323	0.752



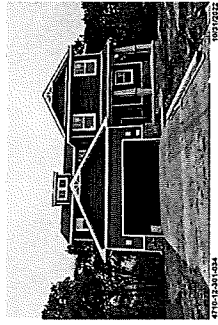
230 CANYON CREEK COURT
Parcel Number
4710-11-203-005
Occupancy
Single Family
1 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
06/30/2023 11203	407	455,000	57,600
%Good	ResidualValue	CostByManual	E.C.F.
97	397,400	404,889	0.982



235 BARNESLEY DR
Parcel Number
4710-12-301-034
Occupancy
Single Family
2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
06/30/2023 12301	407	495,000	85,000
%Good	ResidualValue	CostByManual	E.C.F.
97	410,000	510,674	0.803



1727 YORWAY DR

Parcel Number
4710-11-300-050
Occupancy
Single Family
1.5 STORY
Agricultural Buildings:

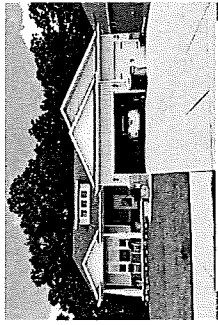
** Valid Sale	** Class	AdjSalePrice	LandValue
06/26/2023 HGHVL	401	616,000	86,287
%Good	ResidualValue	CostByManual	E.C.F.
75	505,736	740,549	0.683
ResidualValue	CostByManual	E.C.F.	
23977	35109	0.683	



555 TRESTLE DR

Parcel Number
4710-12-302-016
Occupancy
Single Family
1 STORY

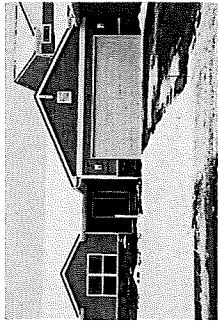
** Valid Sale	** Class	AdjSalePrice	LandValue
06/20/2023 12302	407	550,000	102,440
%Good	ResidualValue	CostByManual	E.C.F.
97	447,560	496,731	0.901



124 SEDUM

Parcel Number
4710-02-402-018
Occupancy
Single Family
1 STORY

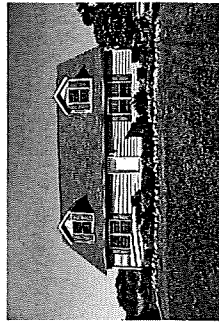
** Valid Sale	** Class	AdjSalePrice	LandValue
06/20/2023 02402	407	370,000	57,941
%Good	ResidualValue	CostByManual	E.C.F.
89	312,059	394,321	0.791



4040 LOVES CREEK DR

Parcel Number
4710-20-200-038
Occupancy
Single Family
MODULAR

** Valid Sale	** Class	AdjSalePrice	LandValue
06/19/2023 010	401	294,000	79,592
%Good	ResidualValue	CostByManual	E.C.F.
89	214,408	195,657	1.096



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLAICHEY'S & GHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, / 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

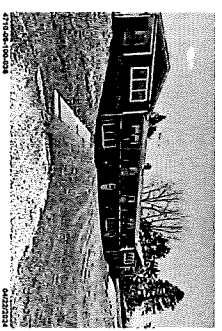
177 SUNSET PINES DR
 Parcel Number 4710-26-401-006
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 06/16/2023 27102
 %Good 91
 ** Class 407
 ResidualValue 420,749
 CostByManual 455,844
 LandValue 69,251
 E.C.F. 0.923



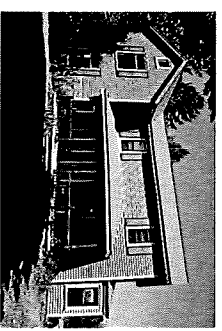
3435 SESAME DR
 Parcel Number 4710-21-100-016
 Occupancy Single Family
 Style 2 STORY
 Agricultural Buildings:
 ** Valid Sale 06/16/2023 010
 %Good 84
 ** Class 401
 ResidualValue 431,600
 CostByManual 414,174
 LandValue 137,242
 E.C.F. 1.042
 ResidualValue 61158
 CostByManual 58689
 E.C.F. 1.042



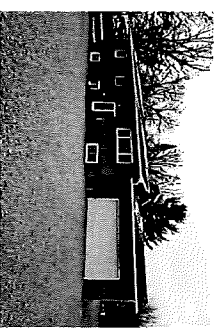
5503 MASON RD
 Parcel Number 4710-06-100-036
 Occupancy Single Family
 Style DUPLEX
 ** Valid Sale 06/16/2023 014
 %Good 74
 ** Class 401
 ResidualValue 166,920
 CostByManual 429,784
 LandValue 58,080
 E.C.F. 0.388



4460 W SCHAFER RD
 Parcel Number 4710-32-400-017
 Occupancy Single Family
 Style FARMHOUSE
 ** Valid Sale 06/14/2023 SW1/4
 %Good 65
 ** Class 401
 ResidualValue 272,220
 CostByManual 218,852
 LandValue 67,780
 E.C.F. 1.244



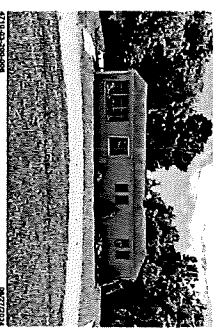
2810 JEWELL RD
 Parcel Number 4710-10-300-007
 Occupancy Single Family
 Style BI-LEVEL
 Agricultural Buildings:
 ** Valid Sale 06/14/2023 014
 %Good 75
 ** Class 401
 ResidualValue 289,563
 CostByManual 250,516
 LandValue 58,000
 E.C.F. 1.156
 ResidualValue 4437
 CostByManual 3839
 E.C.F. 1.156



4860 PINCKNEY RD
 Parcel Number 4710-26-400-047
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 06/14/2023 014
 %Good 92
 ** Class 401
 ResidualValue 481,675
 CostByManual 453,166
 LandValue 58,325
 E.C.F. 1.063



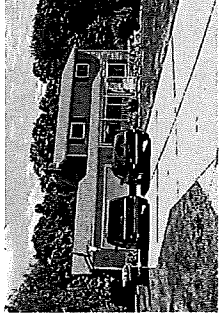
2125 NORRION RD
 Parcel Number 4710-03-200-006
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 06/14/2023 014
 %Good 74
 ** Class 401
 ResidualValue 147,285
 CostByManual 134,677
 LandValue 29,441
 E.C.F. 1.094



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
- MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
SUNDC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
SELECTED)

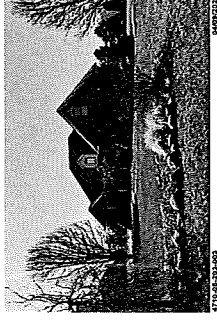
3515 MANDRY DR
Parcel Number
4710-04-102-016
Occupancy
Single Family

** Valid Sale ** Class AdjSalePrice LandValue
06/13/2023 017 401 350,000 64,779
%Good ResidualValue CostByManual E.C.F.
65 285,221 206,969 1.378



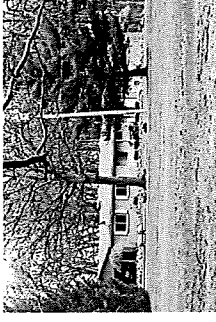
318 GRANITE DR
Parcel Number
4710-05-203-003
Occupancy
Single Family

** Valid Sale ** Class AdjSalePrice LandValue
06/08/2023 04104 407 430,000 71,500
%Good ResidualValue CostByManual E.C.F.
80 358,500 442,630 0.810



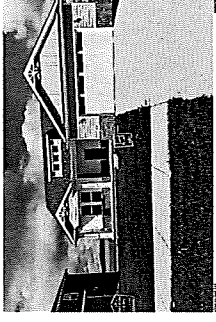
3487 SESAME DR
Parcel Number
4710-21-100-014
Occupancy
Single Family

** Valid Sale ** Class AdjSalePrice LandValue
06/01/2023 010 401 410,000 93,815
%Good ResidualValue CostByManual E.C.F.
61 294,997 212,927 1.385
Agricultural Buildings: ResidualValue CostByManual E.C.F.
21188 15293 1.385



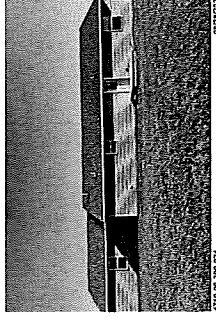
2078 GAMBREL LANE
Parcel Number
4710-12-302-135
Occupancy
Single Family

** Valid Sale ** Class AdjSalePrice LandValue
05/31/2023 12302 407 523,000 100,000
%Good ResidualValue CostByManual E.C.F.
97 423,000 492,888 0.858



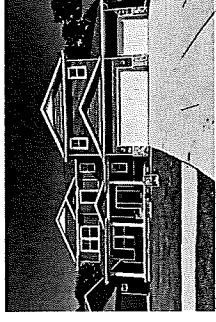
5694 CROFOOT RD
Parcel Number
4710-06-300-024
Occupancy
Single Family

** Valid Sale ** Class AdjSalePrice LandValue
05/31/2023 014 401 340,000 83,500
%Good ResidualValue CostByManual E.C.F.
97 256,500 233,853 1.097



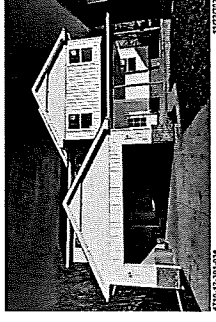
641 TRESTLE DR
Parcel Number
4710-12-302-021
Occupancy
Single Family

** Valid Sale ** Class AdjSalePrice LandValue
05/26/2023 12302 407 689,900 100,000
%Good ResidualValue CostByManual E.C.F.
97 589,900 662,368 0.891



2007 DABATE DR
Parcel Number
4710-12-301-036
Occupancy
Single Family

** Valid Sale ** Class AdjSalePrice LandValue
05/26/2023 12301 407 450,000 85,000
%Good ResidualValue CostByManual E.C.F.
97 365,000 409,313 0.892



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNIS GRS LR SUNDNC, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

1240 N AINSTOTT DR
Parcel Number 4710-02-301-008
Occupancy Single Family
Style 2 STORY
Valid Sale 05/25/2023 017
%Good 85
Class 401
AdjSalePrice 350,000
LandValue 76,803
ResidualValue 273,197
CostByManual 293,824
E.C.F. 0.930

1044 ELK RUN
Parcel Number 4710-12-201-002
Occupancy Single Family
Style 2 STORY
Valid Sale 05/24/2023 12201
%Good 80
Class 407
AdjSalePrice 365,000
LandValue 83,100
ResidualValue 281,900
CostByManual 270,670
E.C.F. 1.041

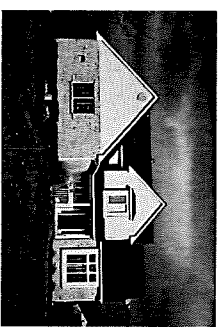
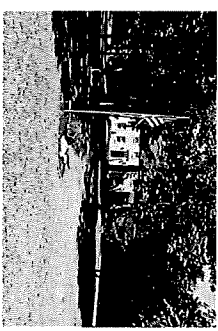
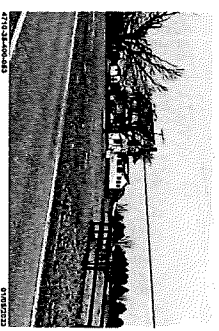
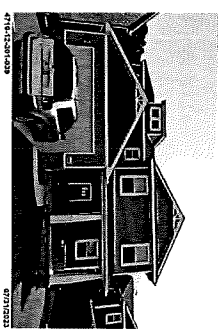
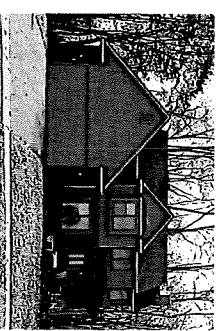
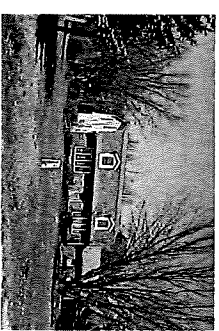
3455 W COON LAKE RD
Parcel Number 4710-21-300-018
Occupancy Single Family
Style 1 STORY
Agricultural Buildings: 1 STORY
Valid Sale 05/24/2023 013
%Good 81
Class 401
AdjSalePrice 682,000
LandValue 155,598
ResidualValue 479,812
CostByManual 409,853
E.C.F. 1.171
ResidualValue 46590
CostByManual 39797
E.C.F. 1.171

2047 DABATE DR
Parcel Number 4710-12-301-039
Occupancy Single Family
Style 2 STORY
Valid Sale 05/23/2023 12301
%Good 97
Class 407
AdjSalePrice 450,000
LandValue 85,000
ResidualValue 365,000
CostByManual 409,603
E.C.F. 0.891

308 W SCHAFER RD
Parcel Number 4710-35-400-053
Occupancy Single Family
Style FARMHOUSE
Agricultural Buildings: 1 STORY
Valid Sale 05/23/2023 014
%Good 57
Class 401
AdjSalePrice 420,000
LandValue 148,042
ResidualValue 207,084
CostByManual 214,546
E.C.F. 0.965
ResidualValue 64874
CostByManual 67211
E.C.F. 0.965

682 FOXFIRE DR
Parcel Number 4710-02-101-010
Occupancy Single Family
Style 2 STORY
Valid Sale 05/19/2023 017
%Good 78
Class 401
AdjSalePrice 410,000
LandValue 61,900
ResidualValue 348,100
CostByManual 364,120
E.C.F. 0.956

3274 PRESCOTT DR
Parcel Number 4710-16-202-006
Occupancy Single Family
Style 2 STORY
Valid Sale 05/19/2023 009
%Good 90
Class 407
AdjSalePrice 450,000
LandValue 60,000
ResidualValue 390,000
CostByManual 416,357
E.C.F. 0.937

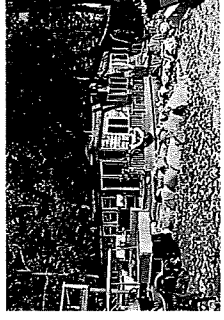


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

2029 DABATE DR
 Parcel Number 05/17/2023 12301 407 AdjSalePrice LandValue
 4710-12-301-038 480,000 85,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 97 395,000 422,753 0.934



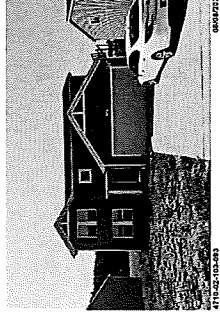
3794 CEDAR POINT RD
 Parcel Number 05/17/2023 016 401 AdjSalePrice LandValue
 4710-28-301-006 298,900 123,450
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 85 175,450 189,296 0.927



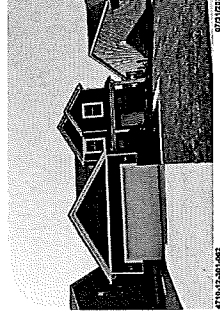
3854 CEDAR POINT RD
 Parcel Number 05/17/2023 016 401 AdjSalePrice LandValue
 4710-28-301-032 355,000 193,162
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 69 161,838 189,342 0.855



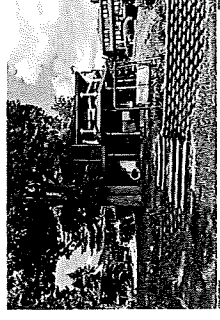
1047 WEATHERSTONE LN
 Parcel Number 05/10/2023 02103 407 AdjSalePrice LandValue
 4710-02-103-093 424,900 74,200
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 97 350,700 301,030 1.165



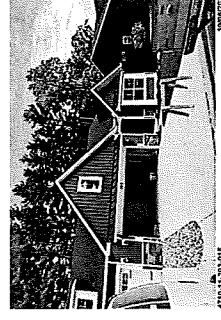
94 SAWGRASS DR
 Parcel Number 05/09/2023 12301 407 AdjSalePrice LandValue
 4710-12-301-062 378,900 85,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 97 293,900 357,242 0.823



2605 RUBBINS RD
 Parcel Number 05/08/2023 00030 401 AdjSalePrice LandValue
 4710-27-101-024 425,000 79,547
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 72 345,453 250,082 1.381

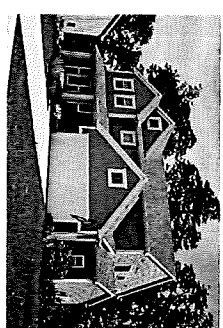


322 CANYON CREEK COURT
 Parcel Number 05/03/2023 11203 407 AdjSalePrice LandValue
 4710-11-203-015 413,000 58,779
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 97 354,221 365,001 0.970



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS STERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, / 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

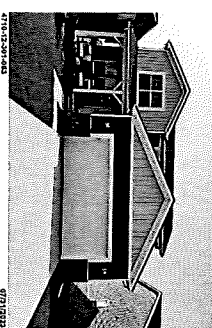
1579 COPEFIELD CT
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-01-301-019 05/02/2023 01301 407 405,000 78,800
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 90 326,200 377,898 0.863



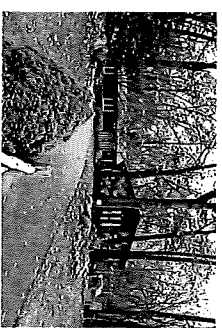
1317 HUDSON DR
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-11-201-015 05/01/2023 002 407 365,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 80 307,400 325,768 0.944



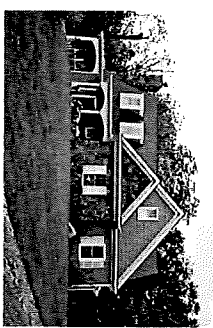
184 SAWGRASS DR
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-12-301-053 04/28/2023 12301 407 428,425 85,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 98 343,425 417,857 0.822



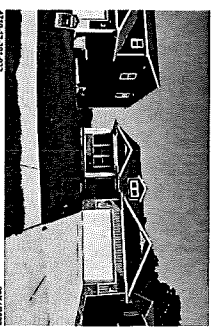
555 BONNIE CIR
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-04-201-014 04/28/2023 017 401 417,101 74,605
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 62 334,735 261,341 1.281
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7761 6059 1.281



3750 HIGH HILLCREST DR
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-09-200-003 04/25/2023 004 401 806,694 145,780
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 93 603,848 607,568 0.994
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 57066 57418 0.994
 !MULTI-PARCEL SALE!!



219 BARNSLEY DR
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-12-301-032 04/21/2023 12301 407 470,800 85,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 97 385,800 427,810 0.902



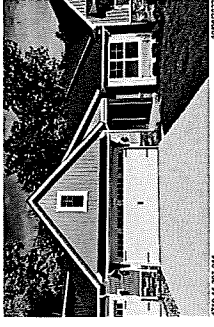
636 W SCHAFER RD
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-35-400-001 04/19/2023 014 401 467,500 115,121
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 352,379 370,125 0.952



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 - SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SWL/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

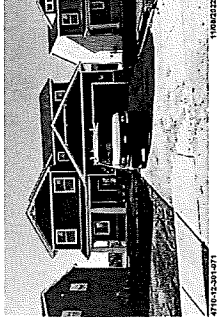
280 CANYON CREEK COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-11-203-011	04/18/2023 11203	407	400,000	57,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	342,400	325,824	1.051
Style				
1 STORY				



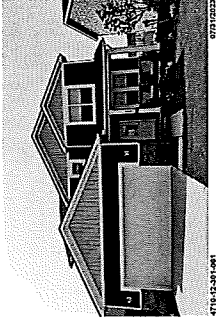
2040 DABATE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-301-071	04/17/2023 12301	407	445,000	85,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	360,000	427,011	0.843
Style				
2 STORY				



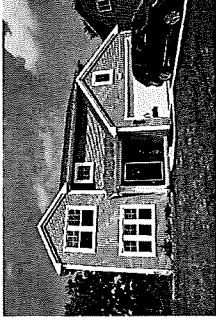
102 SAWGRASS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-301-061	04/14/2023 12301	407	416,400	85,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	98	331,400	416,900	0.795
Style				
2 STORY				



1266 WEATHERSTONE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-02-103-015	04/14/2023 02103	407	405,000	74,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	94	330,800	338,094	0.978
Style				
2 STORY				



5125 VINES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-30-200-048	04/11/2023 SW1/4	401	378,000	89,352
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	57	228,691	236,187	0.968
FARMHOUSE				
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	59957	61922	0.968	



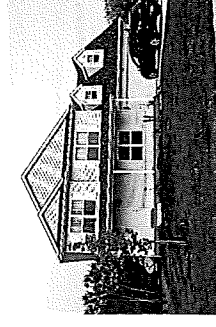
150 BRIGHTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-26-400-030	04/10/2023 014	401	405,000	50,454
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	89	354,546	299,440	1.184
Style				
2 STORY				



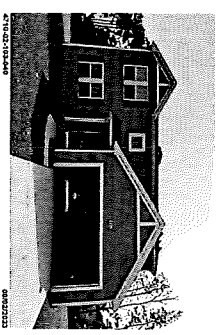
121 FOX MEADOWS CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-04-104-004	04/06/2023 04104	407	319,500	61,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	89	257,600	319,077	0.807
Style				
2 STORY				

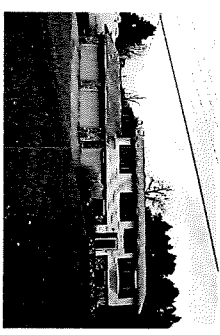


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS STERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LR SUNDNC, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLT CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METERS & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

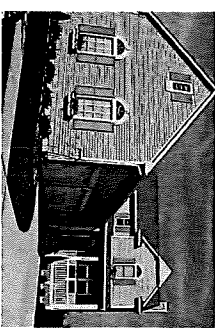
1063 KEMPERWOOD CT
Parcel Number 1063 KEMPERWOOD CT
4710-02-103-040
Occupancy Style
Single Family 2 STORY
Valid Sale 04/04/2023 02103
%Good %Good
ResidualValue 430,580
CostByManual 74,907
AdjSalePrice 430,580
LandValue 74,907
E.C.F. 1.133
ResidualValue 355,673
CostByManual 314,013
AdjSalePrice 355,673
LandValue 314,013
E.C.F. 1.133



2718 SEXTON RD
Parcel Number 2718 SEXTON RD
4710-16-200-019
Occupancy Style
Single Family 1 STORY
Agricultural Buildings:
Valid Sale 04/03/2023 014
%Good %Good
ResidualValue 280,157
CostByManual 259,357
AdjSalePrice 392,000
LandValue 85,386
E.C.F. 1.080
ResidualValue 26457
CostByManual 24493
AdjSalePrice 26457
LandValue 24493
E.C.F. 1.080



156 PENOBSCOT DR
Parcel Number 156 PENOBSCOT DR
4710-11-202-104
Occupancy Style
Single Family 2 STORY
Valid Sale 03/29/2023 002
%Good %Good
ResidualValue 294,500
CostByManual 408,502
AdjSalePrice 407
LandValue 65,500
E.C.F. 0.721
ResidualValue 294,500
CostByManual 408,502
AdjSalePrice 408,502
LandValue 408,502
E.C.F. 0.721



4025 PRAIRIE ROSE DR
Parcel Number 4025 PRAIRIE ROSE DR
4710-27-202-078
Occupancy Style
Single Family 2 STORY
Valid Sale 03/23/2023 27102
%Good %Good
ResidualValue 384,719
CostByManual 498,934
AdjSalePrice 401
LandValue 75,281
E.C.F. 0.771
ResidualValue 384,719
CostByManual 498,934
AdjSalePrice 498,934
LandValue 498,934
E.C.F. 0.771



242 DARVALE DR
Parcel Number 242 DARVALE DR
4710-25-300-027
Occupancy Style
Single Family 1.5 STORY
Valid Sale 03/23/2023 010
%Good %Good
ResidualValue 356,250
CostByManual 285,237
AdjSalePrice 401
LandValue 53,750
E.C.F. 1.249
ResidualValue 356,250
CostByManual 285,237
AdjSalePrice 285,237
LandValue 285,237
E.C.F. 1.249



1599 VILLA VIEW LN
Parcel Number 1599 VILLA VIEW LN
4710-01-301-001
Occupancy Style
Single Family 1.5 STORY
Valid Sale 03/17/2023 01301
%Good %Good
ResidualValue 279,700
CostByManual 315,722
AdjSalePrice 407
LandValue 78,800
E.C.F. 0.886
ResidualValue 279,700
CostByManual 315,722
AdjSalePrice 358,500
LandValue 358,500
E.C.F. 0.886

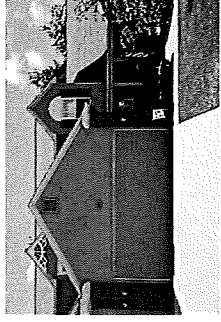


4055 BENTLEY LAKE RD
Parcel Number 4055 BENTLEY LAKE RD
4710-28-200-020
Occupancy Style
Single Family 1 STORY
Valid Sale 03/15/2023 014
%Good %Good
ResidualValue 353,119
CostByManual 427,811
AdjSalePrice 401
LandValue 66,881
E.C.F. 0.825
ResidualValue 353,119
CostByManual 427,811
AdjSalePrice 420,000
LandValue 420,000
E.C.F. 0.825

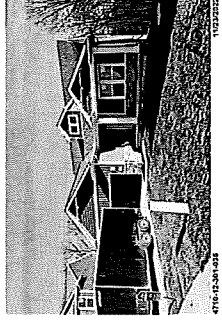


Neighbors Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

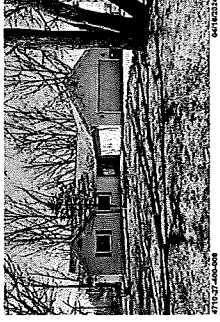
566 NEWBERRY LN
 Parcel Number 03/13/2023 CONDO 407 AdjSalePrice LandValue
 4710-12-101-003 275,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 79 217,400 266,361 0.816



239 BARNESLEY DR
 Parcel Number 03/10/2023 12301 407 AdjSalePrice LandValue
 4710-12-301-035 460,000 85,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 97 375,000 349,384 1.073



1207 TRIANGLE LAKE RD
 Parcel Number 03/10/2023 014 401 AdjSalePrice LandValue
 4710-27-400-008 352,500 61,530
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 75 290,970 297,698 0.977



158 FAIRHILL WAY
 Parcel Number 03/08/2023 04203 407 AdjSalePrice LandValue
 4710-04-203-035 470,000 74,200
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 88 395,800 563,726 0.702



685 COUNTY FARM RD
 Parcel Number 03/07/2023 014 401 AdjSalePrice LandValue
 4710-03-300-063 426,000 61,529
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 94 358,537 373,595 0.960
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5934 6183 0.960



3550 MANDRY DR
 Parcel Number 03/07/2023 017 401 AdjSalePrice LandValue
 4710-04-102-020 199,041 64,658
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 62 134,383 191,156 0.703

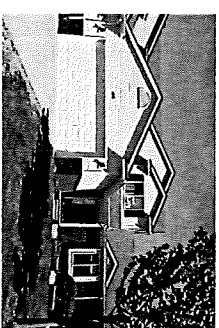


50 SMALL WAY
 Parcel Number 03/06/2023 010 401 AdjSalePrice LandValue
 4710-05-100-025 330,000 52,545
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 92 277,455 253,033 1.097

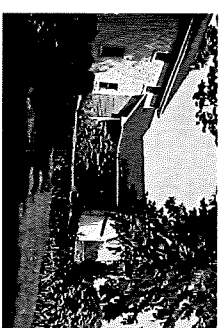


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB EM, SUNS PNS, KNLS GRS DK SUNDNC, JARF, / 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

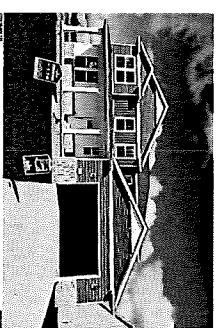
462 HOSTA
Parcel Number 4710-02-402-076
Occupancy Single Family
Style 1.5 STORY
Valid Sale 03/06/2023 02402
%Good %Good
ResidualValue 407
CostByManual 249,572
AdjSalePrice 307,500
LandValue 57,928
E.C.F. 0.751



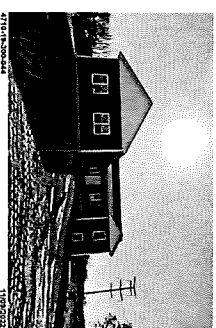
325 E DAVIS RD
Parcel Number 4710-13-300-031
Occupancy Single Family
Style FARMHOUSE
Agricultural Buildings: ResidualValue 53
CostByManual 187,061
E.C.F. 231,885
19511 24186 0.807



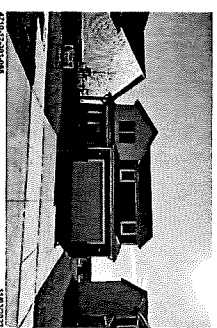
2090 GAMBRELL LANE
Parcel Number 4710-12-302-134
Occupancy Single Family
Style 2 STORY
Valid Sale 02/27/2023 12302
%Good %Good
ResidualValue 407
CostByManual 460,000
AdjSalePrice 560,000
LandValue 100,000
E.C.F. 590,196
0.779



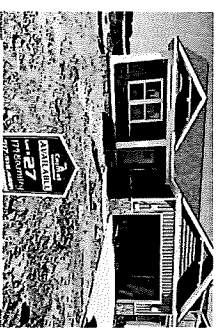
5701 W COON LAKE RD
Parcel Number 4710-19-300-044
Occupancy Single Family
Style 1 STORY
Valid Sale 02/24/2023 SW1/4
%Good %Good
ResidualValue 401
CostByManual 342,991
AdjSalePrice 435,000
LandValue 92,009
E.C.F. 378,526
0.906



166 SAWGRASS DR
Parcel Number 4710-12-301-055
Occupancy Single Family
Style 2 STORY
Valid Sale 02/17/2023 12301
%Good %Good
ResidualValue 407
CostByManual 323,020
AdjSalePrice 409,000
LandValue 85,980
E.C.F. 420,072
0.769



179 BARNSTLEY DR
Parcel Number 4710-12-301-027
Occupancy Single Family
Style 1 STORY
Valid Sale 02/16/2023 12301
%Good %Good
ResidualValue 407
CostByManual 315,000
AdjSalePrice 400,000
LandValue 85,000
E.C.F. 342,179
0.921



2950 JEWELL RD
Parcel Number 4710-10-100-054
Occupancy Single Family
Style 1 STORY
Valid Sale 02/15/2023 014
%Good %Good
ResidualValue 401
CostByManual 446,591
AdjSalePrice 565,000
LandValue 118,409
E.C.F. 591,777
0.755

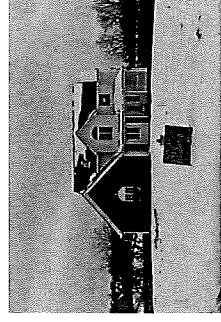


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

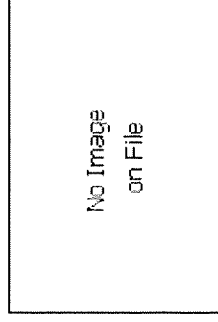
1996 TRIANGLE LAKE RD
 Parcel Number 4710-27-200-013
 Occupancy Single Family
 Style 1 STORY
 %Good 75
 ResidualValue 280,119
 CostByManual 249,532
 LandValue 47,881
 E.C.F. 1.123



2478 RIDGEWOOD DR
 Parcel Number 4710-16-202-030
 Occupancy Single Family
 Style 2 STORY
 %Good 80
 ResidualValue 290,000
 CostByManual 329,286
 LandValue 60,000
 E.C.F. 0.881



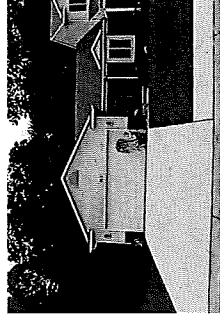
3861 PINCKNEY RD
 Parcel Number 4710-23-400-028
 Occupancy Single Family
 Style 1 STORY
 %Good 77
 ResidualValue 148,820
 CostByManual 367,139
 LandValue 71,180
 E.C.F. 0.405



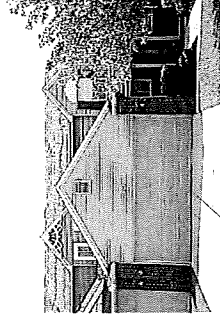
2948 CEDAR LAKE RD
 Parcel Number 4710-17-400-013
 Agricultural Buildings:
 %Good 44097
 ResidualValue 71868
 CostByManual 225,000
 E.C.F. 180,903
 LandValue 0.614



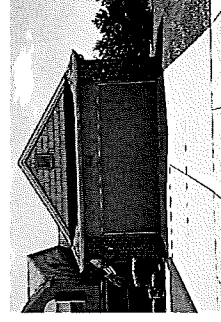
912 SPIREA
 Parcel Number 4710-02-402-119
 Occupancy Single Family
 Style 1 STORY
 %Good 80
 ResidualValue 257,400
 CostByManual 291,145
 LandValue 57,600
 E.C.F. 0.884



126 NEWBERRY LN
 Parcel Number 4710-12-101-070
 Occupancy Single Family
 Style 1.5 STORY
 %Good 79
 ResidualValue 196,400
 CostByManual 275,701
 LandValue 57,600
 E.C.F. 0.712

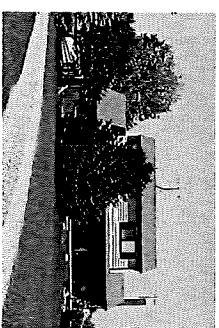


365 NEWBERRY LN
 Parcel Number 4710-12-101-116
 Occupancy Single Family
 Style 1 STORY
 %Good 79
 ResidualValue 217,400
 CostByManual 258,387
 LandValue 57,600
 E.C.F. 0.841

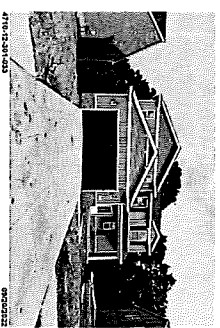


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK SUNDNC, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

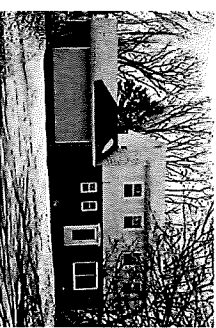
2800 CEDAR VALLEY DR
Parcel Number 4710-16-400-009
Occupancy Single Family
Agricultural Buildings:
Style 2 STORY
ResidualValue 8850
CostByManual 9035
E.C.F. 0.980
AdjSalePrice 350,000
LandValue 84,445
Valid Sale 01/20/2023
Class 401
ResidualValue 256,705
CostByManual 262,064
E.C.F. 0.980
AdjSalePrice 350,000
LandValue 84,445



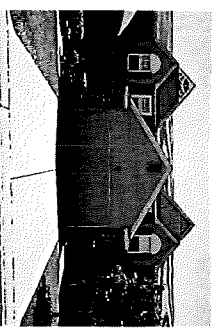
227 BARNISLEY DR
Parcel Number 4710-12-301-033
Occupancy Single Family
Style 2 STORY
ResidualValue 97
CostByManual 375,000
E.C.F. 0.880
AdjSalePrice 460,000
LandValue 85,000
Valid Sale 01/18/2023
Class 407
ResidualValue 262,064
CostByManual 229,197
E.C.F. 1.052
AdjSalePrice 426,052
LandValue 85,000



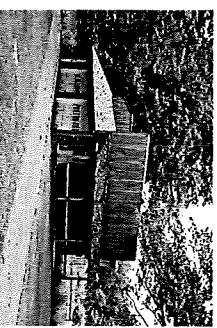
3495 MANDRY DR
Parcel Number 4710-04-102-027
Occupancy Single Family
Style 2 STORY
ResidualValue 75
CostByManual 241,100
E.C.F. 0.716
AdjSalePrice 303,000
LandValue 61,900
Valid Sale 01/17/2023
Class 401
ResidualValue 241,100
CostByManual 302,835
E.C.F. 0.716
AdjSalePrice 302,835
LandValue 61,900



96 NEWBERRY LN
Parcel Number 4710-12-101-073
Occupancy Single Family
Style 1.5 STORY
ResidualValue 78
CostByManual 216,900
E.C.F. 0.716
AdjSalePrice 274,500
LandValue 57,600
Valid Sale 01/13/2023
Class 407
ResidualValue 216,900
CostByManual 302,835
E.C.F. 0.716
AdjSalePrice 274,500
LandValue 57,600



MASON RD
Parcel Number 4710-04-200-033
Agricultural Buildings:
Style 2 STORY
ResidualValue 8753
CostByManual 19736
E.C.F. 0.444
AdjSalePrice 245,000
LandValue 236,247
Valid Sale 01/11/2023
Class 401
ResidualValue 19736
CostByManual 0.444
AdjSalePrice 245,000
LandValue 236,247



1494 WEATHERSTONE LN
Parcel Number 4710-02-103-029
Occupancy Single Family
Style 2 STORY
ResidualValue 97
CostByManual 354,993
E.C.F. 1.159
AdjSalePrice 429,900
LandValue 74,907
Valid Sale 01/06/2023
Class 407
ResidualValue 354,993
CostByManual 306,169
E.C.F. 1.159
AdjSalePrice 429,900
LandValue 74,907



2976 HIGH MEADOWS DR
Parcel Number 4710-34-100-027
Occupancy Single Family
Style BI-LEVEL
ResidualValue 73
CostByManual 273,374
E.C.F. 1.029
AdjSalePrice 357,500
LandValue 84,126
Valid Sale 01/04/2023
Class 401
ResidualValue 273,374
CostByManual 265,660
E.C.F. 1.029
AdjSalePrice 357,500
LandValue 84,126

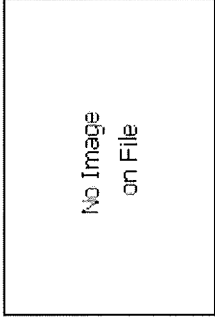


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLEATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNLS GRS LK SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

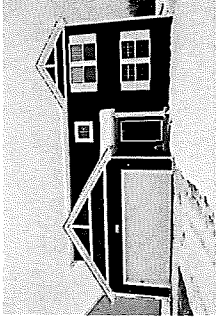
5461 W COON LAKE RD
Parcel Number 4710-19-300-031
Occupancy Style Single Family 1 STORY
%Good 87
ResidualValue 144,182
CostByManual 270,260
AdjSalePrice 221,000
LandValue 76,818
E.C.F. 0.533



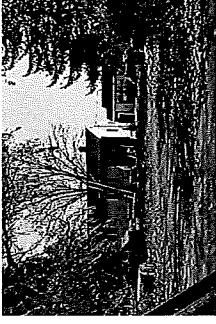
404 W SCHAEFER RD
Parcel Number 4710-35-400-033
Occupancy Style Single Family 1 STORY
%Good 88
ResidualValue 227,000
CostByManual 186,022
AdjSalePrice 272,000
LandValue 45,000
E.C.F. 1.220



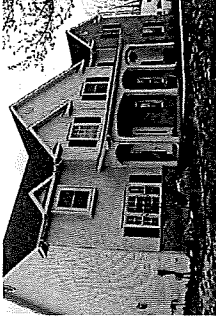
1225 WEATHERSTONE LN
Parcel Number 4710-02-103-084
Occupancy Style Single Family 2 STORY
%Good 94
ResidualValue 325,800
CostByManual 301,490
AdjSalePrice 400,000
LandValue 74,200
E.C.F. 1.081



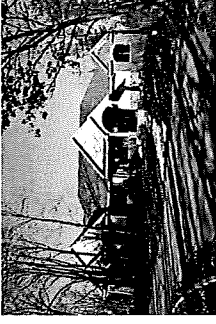
4675 BENTLEY LAKE RD
Parcel Number 4710-28-400-025
Occupancy Style Single Family 1 STORY
%Good 45
ResidualValue 53,399
CostByManual 76,170
AdjSalePrice 131,839
LandValue 78,440
E.C.F. 0.701



2269 WHITE HAWK TRL
Parcel Number 4710-27-202-119
Occupancy Style Single Family 2 STORY
%Good 88
ResidualValue 428,700
CostByManual 567,375
AdjSalePrice 499,900
LandValue 71,200
E.C.F. 0.756



154 ABBY BROOK LN
Parcel Number 4710-35-203-030
Occupancy Style Single Family 1 STORY
%Good 90
ResidualValue 790,000
CostByManual 780,630
AdjSalePrice 880,000
LandValue 90,000
E.C.F. 1.012



4197 PINCKNEY RD
Parcel Number 4710-26-200-052
Occupancy Style Single Family 2 STORY
Agricultural Buildings:
%Good 73
ResidualValue 382,518
CostByManual 531,946
AdjSalePrice 500,000
LandValue 99,026
E.C.F. 0.719

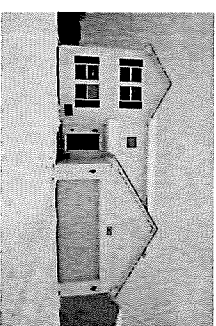


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS STERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS IK
 SUNDNC, JARF, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METERS & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

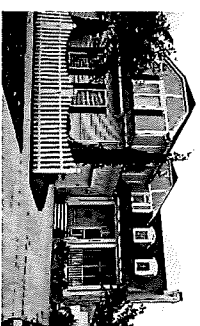
3290 NORTON RD
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-04-200-008 12/16/2022 014 401 262,000 80,342
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 54 181,658 176,506 1.029



1068 WEATHERSTONE LN
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-02-103-004 12/15/2022 02103 407 365,000 74,200
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 94 290,800 334,155 0.870



1125 HUDSON DR
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-11-201-031 12/12/2022 002 407 349,900 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 90 292,300 333,772 0.876



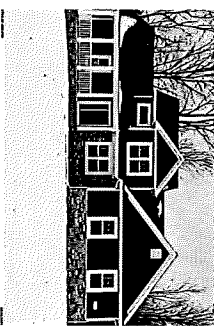
203 BARNSLEY DR
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-12-301-030 12/09/2022 12301 407 439,900 85,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 97 354,900 432,402 0.821



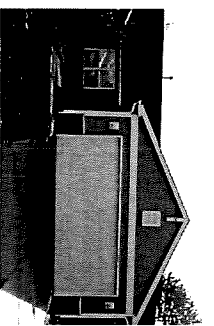
350 CANYON CREEK COURT
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-11-203-018 12/08/2022 11203 407 475,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 97 417,400 346,646 1.204



2195 SUNDANCE RIDGE
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-27-201-015 12/06/2022 27102 407 467,000 71,200
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 96 395,800 581,528 0.681



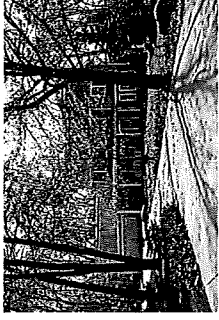
123 SEDUM
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-02-402-134 12/06/2022 02402 407 350,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 92 292,400 307,481 0.951



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

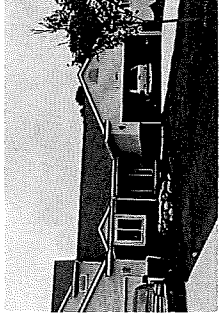
635 COBBLESTONE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-11-301-002	12/05/2022 010	401	397,000	89,922
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	76	307,078	385,971	0.796



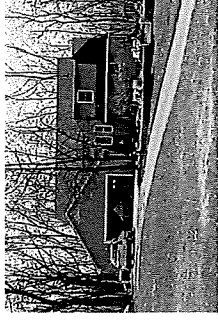
916 SPIREA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-02-402-120	12/02/2022 02402	407	275,000	57,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	217,400	257,645	0.844



1818 FOX RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-100-025	12/01/2022 010	401	417,000	61,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	77	355,100	343,678	1.033



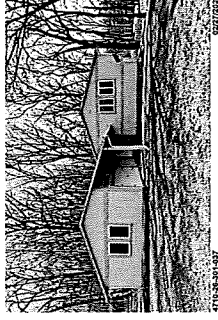
1233 E SCHAFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-36-400-002	11/30/2022 014	401	350,000	155,105
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	194,895	149,014	1.308



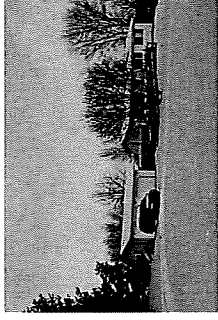
4661 SIERRA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-26-301-037	11/29/2022 003	401	290,000	82,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	59	207,400	216,881	0.956



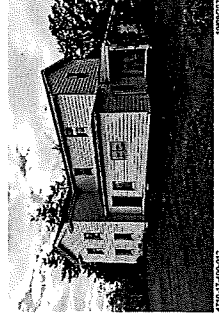
5130 VINES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-30-200-004	11/23/2022 SW1/4	401	247,500	90,578
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	68	156,922	171,075	0.917



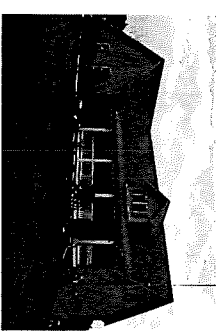
2960 CEDAR LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-17-400-012	11/22/2022 SW1/4	401	410,000	92,255
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	255,222	277,168	0.921
Agricultural Buildings:				
	ResidualValue	CostByManual	E.C.F.	
	62523	67899	0.921	



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS STERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCATCHER'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, / 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

750 BRIGHTON RD
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-25-300-040 11/21/2022 014 401 475,000 63,414
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 76 411,586 409,101 1.006



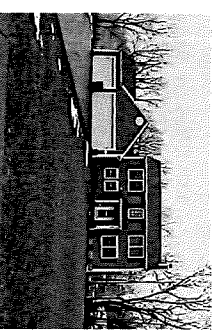
5121 CLEARVIEW DR
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-30-400-043 11/17/2022 SW1/4 401 400,000 218,869
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 69 181,131 190,701 0.950



2633 BLACK EAGLE RDG
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-22-101-045 11/17/2022 BEV 407 513,000 72,318
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 80 440,682 634,517 0.695



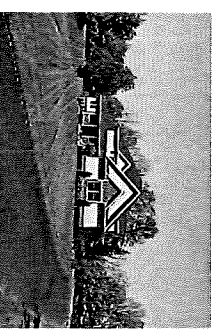
2901 BLOSSOM FARMS DR
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-15-301-006 11/15/2022 009 401 369,000 60,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 83 309,000 391,415 0.789



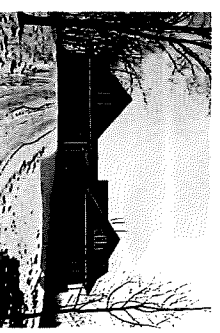
5817 CARTER CT
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-35-402-004 11/09/2022 003 407 357,000 60,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 76 297,000 244,425 1.215



2764 BLACK EAGLE VALLEY DR
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-22-101-036 11/08/2022 BEV 407 500,000 94,565
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 78 405,435 451,039 0.899



2265 WILD CHERRY DR
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-27-202-098 11/08/2022 27102 401 495,000 82,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 90 412,400 549,420 0.751



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
- MCCLEATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
SELECTED)

5403 LENARD CIR

Parcel Number 4710-34-201-009
Occupancy Single Family
Style 2 STORY
Valid Sale 11/04/2022 003
%Good 74
ResidualValue 355,500
AdjSalePrice 425,000
CostByManual 374,561
LandValue 69,500
E.C.F. 0.949



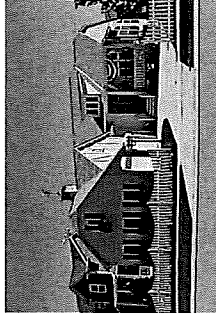
3575 PINGREE RD

Parcel Number 4710-19-300-015
Occupancy Single Family
Style 1 STORY
Valid Sale 11/03/2022 SW1/4
%Good 78
ResidualValue 221,140
AdjSalePrice 270,000
CostByManual 216,246
LandValue 48,860
E.C.F. 1.023



1173 HUDSON DR

Parcel Number 4710-11-201-027
Occupancy Single Family
Style 1 STORY
Valid Sale 11/03/2022 002
%Good 79
ResidualValue 312,900
AdjSalePrice 370,500
CostByManual 361,566
LandValue 57,600
E.C.F. 0.820



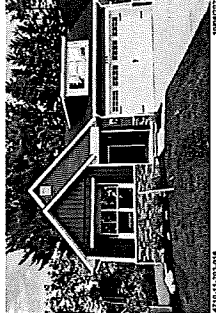
1795 PEAVY RD

Parcel Number 4710-11-400-008
Occupancy Single Family
Style BI-LEVEL
Agricultural Buildings:
Valid Sale 11/03/2022 014
%Good 50
ResidualValue 244,417
AdjSalePrice 370,000
CostByManual 172,094
LandValue 83,500
E.C.F. 1.420



330 CANYON CREEK COURT

Parcel Number 4710-11-203-016
Occupancy Single Family
Style 1 STORY
Valid Sale 11/01/2022 11203
%Good 97
ResidualValue 417,400
AdjSalePrice 475,000
CostByManual 400,178
LandValue 57,600
E.C.F. 1.043



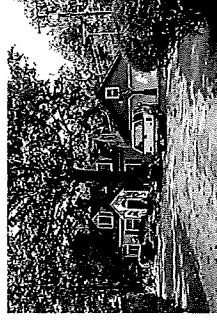
670 TRESTLE DR

Parcel Number 4710-12-302-026
Occupancy Single Family
Style 2 STORY
Valid Sale 10/26/2022 12302
%Good 97
ResidualValue 600,000
AdjSalePrice 700,000
CostByManual 734,228
LandValue 100,000
E.C.F. 0.817



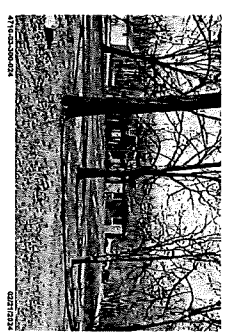
1001 WRIGHT RD

Parcel Number 4710-12-400-021
Occupancy Single Family
Style 2 STORY
Valid Sale 10/24/2022 014
%Good 59
ResidualValue 204,349
AdjSalePrice 260,000
CostByManual 113,046
LandValue 55,651
E.C.F. 1.808

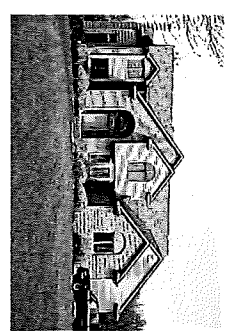


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCATCHER'S & GHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, / 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METERS & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

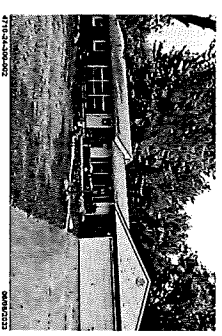
934 COUNTY FARM RD
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-03-300-024 10/24/2022 014 401 376,000 59,908
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 81 316,092 294,670 1.073



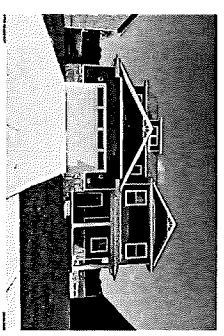
3895 WINTERWOOD DR
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-24-400-025 10/21/2022 010 401 535,000 56,287
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 75 478,713 514,397 0.931



235 E COON LAKE RD
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-24-300-002 10/21/2022 013 401 303,000 58,576
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 73 224,583 231,199 0.971
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 19841 20425 0.971



2061 GAMEREL LANE
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-12-302-037 10/18/2022 12302 407 528,100 100,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 97 428,100 424,701 1.008



535 TIMBERMILL LN
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-04-103-011 10/14/2022 GHVL 407 1,195,000 122,703
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 83 1,072,297 1,223,985 0.876



5117 OAK BARK CT
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-35-202-012 10/14/2022 003 401 425,000 60,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 78 365,000 385,517 0.947



580 WRIGHT RD
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-13-100-001 10/14/2022 014 401 401 239,900 54,701
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 56 185,199 192,611 0.962



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

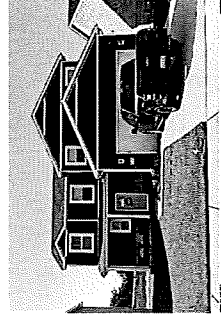
1333 WEATHERSTONE LN

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
4710-02-103-044	10/14/2022	02103 407	335,000	75,005
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	95	259,995	281,943	0.922



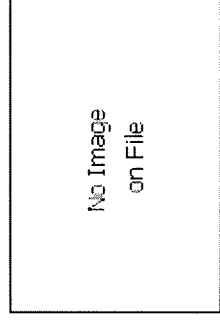
2112 BLACKSTONE LN

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
4710-12-301-006	10/13/2022	12301 407	385,000	85,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	96	300,000	373,614	0.803



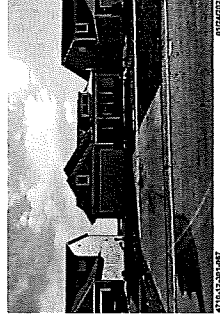
1415 MORNING MIST DR

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
4710-12-201-037	10/13/2022	12201 407	355,000	83,100
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	271,900	367,086	0.741



144 SAWGRASS DR

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
4710-12-301-057	10/12/2022	12301 407	365,730	85,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	280,730	332,720	0.844



946 GRAY FOX CT

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
4710-14-300-012	10/10/2022	14300 401	548,500	71,180
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	477,320	574,068	0.831



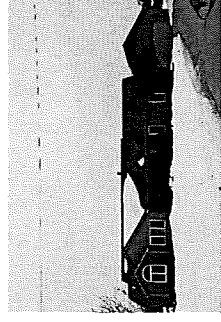
706 W SCHAFER RD

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
4710-35-400-046	10/07/2022	014 401	435,000	156,230
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	83	234,581	250,059	0.938
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	44189	47105	0.938	



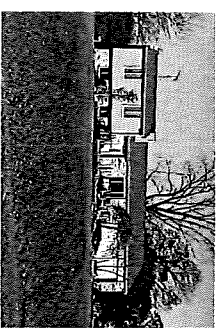
5572 LANGE RD

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
4710-07-100-044	10/03/2022	014 401	484,000	135,336
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	348,664	442,652	0.788

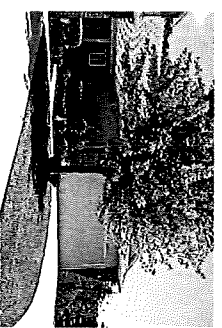


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNIS GRS LK SUNDNC, JART, / 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METERS & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

4771 SIERRA DR
Parcel Number 4710-26-301-025
Occupancy Single Family
Style TRI-LEVEL
Valid Sale 10/03/2022 003
%Good %Good
Class 401
ResidualValue 312,092
CostByManual 346,818
AdjSalePrice 389,000
LandValue 76,908
E.C.F. 0.900



276 NEWBERRY LN
Parcel Number 4710-12-101-047
Occupancy Single Family
Style 1 STORY
Valid Sale 09/30/2022 CONDO
%Good %Good
Class 407
ResidualValue 178,704
CostByManual 263,335
AdjSalePrice 245,000
LandValue 66,296
E.C.F. 0.679



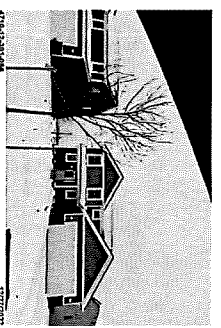
2131 LYDIA LN
Parcel Number 4710-09-300-035
Occupancy Single Family
Style 1 STORY
Agricultural Buildings:
Valid Sale 09/30/2022 010
%Good %Good
Class 401
ResidualValue 173,596
CostByManual 259,152
AdjSalePrice 258,000
LandValue 62,660
E.C.F. 0.670
ResidualValue 21744
CostByManual 32460
E.C.F. 0.670



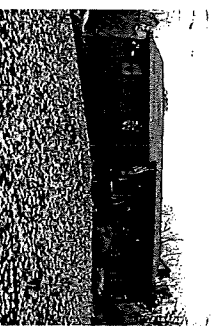
150 BRIGHTON RD
Parcel Number 4710-26-400-030
Occupancy Single Family
Style 2 STORY
Valid Sale 09/30/2022 014
%Good %Good
Class 401
ResidualValue 249,546
CostByManual 299,440
AdjSalePrice 300,000
LandValue 50,454
E.C.F. 0.833



158 SAWGRASS DR
Parcel Number 4710-12-301-056
Occupancy Single Family
Style 2 STORY
Valid Sale 09/29/2022 12301
%Good %Good
Class 407
ResidualValue 293,370
CostByManual 357,773
AdjSalePrice 378,370
LandValue 85,000
E.C.F. 0.820



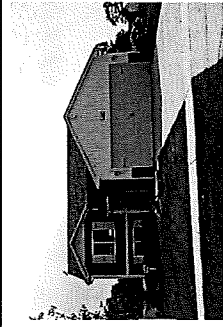
1744 PEAVY RD
Parcel Number 4710-11-100-014
Occupancy Single Family
Style 1 STORY
Valid Sale 09/29/2022 014
%Good %Good
Class 401
ResidualValue 295,484
CostByManual 316,150
AdjSalePrice 365,000
LandValue 69,516
E.C.F. 0.935



2865 BLOSSOM FARMS DR
Parcel Number 4710-15-301-008
Occupancy Single Family
Style 2 STORY
Valid Sale 09/29/2022 009
%Good %Good
Class 401
ResidualValue 290,000
CostByManual 352,783
AdjSalePrice 350,000
LandValue 60,000
E.C.F. 0.822



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOILL, 00030
- MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
SELECTED)



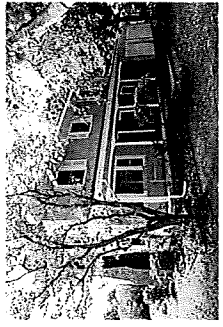
1029 WEATHERSTONE LN
Parcel Number 4710-02-103-094
Occupancy BI-LEVEL
Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
09/29/2022 02103	407	374,900	79,886
%Good	ResidualValue	CostByManual	E.C.F.
97	295,014	262,839	1.122



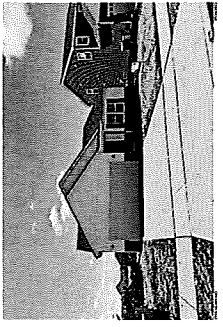
120 NEWBERRY LN
Parcel Number 4710-12-101-071
Occupancy 1 STORY
Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
09/28/2022 CONDO	407	260,000	57,600
%Good	ResidualValue	CostByManual	E.C.F.
79	202,400	274,916	0.736



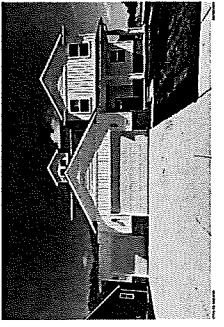
1555 SEXTON RD
Parcel Number 4710-15-200-006
Occupancy 2 STORY
Single Family
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
09/28/2022 014	401	395,000	96,046
%Good	ResidualValue	CostByManual	E.C.F.
69	297,252	309,172	0.961
ResidualValue	CostByManual	E.C.F.	
1702	1770	0.961	



88 SAWGRASS DR
Parcel Number 4710-12-301-063
Occupancy 2 STORY
Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
09/26/2022 12301	407	357,840	85,000
%Good	ResidualValue	CostByManual	E.C.F.
97	272,840	315,290	0.865



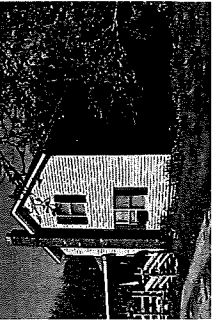
2085 GAMBREL LANE
Parcel Number 4710-12-302-039
Occupancy 2 STORY
Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
09/23/2022 12302	407	550,000	100,000
%Good	ResidualValue	CostByManual	E.C.F.
97	450,000	451,182	0.997



242 FAIRHILL WAY
Parcel Number 4710-04-203-042
Occupancy 2 STORY
Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
09/22/2022 04203	407	365,000	74,200
%Good	ResidualValue	CostByManual	E.C.F.
89	290,800	344,322	0.845



5360 BENTLEY LAKE RD
Parcel Number 4710-33-200-004
Occupancy 2 STORY
Single Family
Agricultural Buildings:

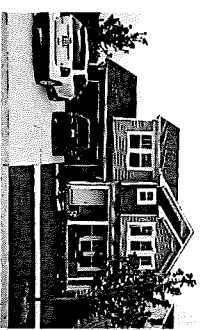
** Valid Sale	** Class	AdjSalePrice	LandValue
09/21/2022 SW1/4	401	292,000	61,070
%Good	ResidualValue	CostByManual	E.C.F.
83	199,687	181,545	1.100
ResidualValue	CostByManual	E.C.F.	
31243	28404	1.100	

Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS STERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK SUNDNC, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METERS & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

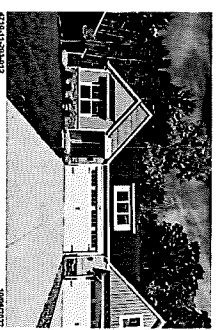
2909 CLAYEDON RD
Parcel Number 4710-27-103-004
Occupancy Single Family
Style 2 STORY
Valid Sale 09/16/2022 27102
Class 407
AdjSalePrice 430,000
LandValue 68,524
%Good %Good
ResidualValue 361,476
CostByManual 446,474
E.C.F. 0.810



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 65,500
%Good %Good
ResidualValue 307,400
CostByManual 420,415
E.C.F. 0.731



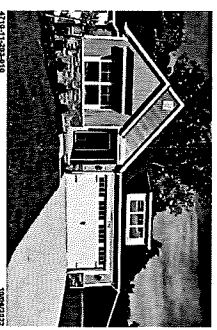
292 CANYON CREEK COURT
Parcel Number 4710-11-203-012
Occupancy Single Family
Style 1 STORY
Valid Sale 09/14/2022 11203
Class 407
AdjSalePrice 411,240
LandValue 58,926
%Good %Good
ResidualValue 352,314
CostByManual 420,955
E.C.F. 0.837



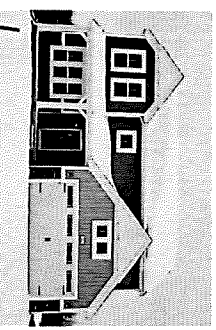
2362 WILD CHERRY DR
Parcel Number 4710-27-202-109
Occupancy Single Family
Style 2 STORY
Valid Sale 09/13/2022 27102
Class 401
AdjSalePrice 605,000
LandValue 71,200
%Good %Good
ResidualValue 533,800
CostByManual 576,647
E.C.F. 0.926



274 CANYON CREEK COURT
Parcel Number 4710-11-203-010
Occupancy Single Family
Style 1 STORY
Valid Sale 09/09/2022 11203
Class 407
AdjSalePrice 385,000
LandValue 57,600
%Good %Good
ResidualValue 327,400
CostByManual 364,841
E.C.F. 0.897



1152 WEATHERSTONE LN
Parcel Number 4710-02-103-007
Occupancy Single Family
Style 2 STORY
Valid Sale 09/09/2022 02103
Class 407
AdjSalePrice 425,000
LandValue 74,200
%Good %Good
ResidualValue 350,800
CostByManual 331,525
E.C.F. 1.058



982 SPIRRA
Parcel Number 4710-02-402-043
Occupancy Single Family
Style 1 STORY
Valid Sale 09/09/2022 02402
Class 407
AdjSalePrice 320,000
LandValue 58,385
%Good %Good
ResidualValue 261,615
CostByManual 288,304
E.C.F. 0.907



Neighbors used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

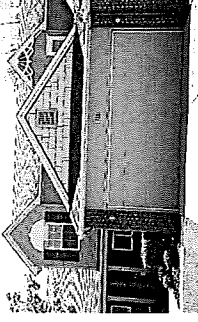
4147 SUNDANCE MEADOWS

** Parcel Number	09/08/2022	Valid Sale	** Class	AdjSalePrice	LandValue
4710-26-101-041	27102		401	410,000	71,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	85	338,800	499,590	0.678	



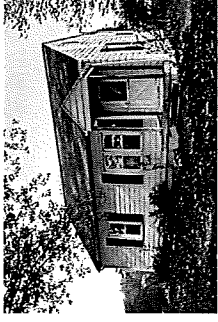
240 NEWBERRY LN

** Parcel Number	09/08/2022	Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-101-053	CONDO		407	278,000	65,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	85	212,500	330,309	0.643	



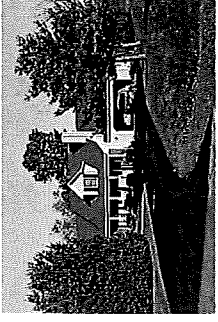
727 COUNTY FARM RD

** Parcel Number	09/08/2022	Valid Sale	** Class	AdjSalePrice	LandValue
4710-03-300-046	014		401	230,500	58,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	65	147,900	76,997	1.921	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	24600	12807	1.921		



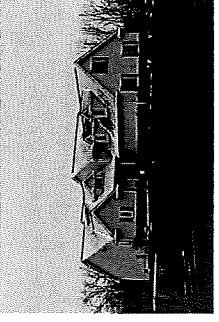
4751 SIERRA DR

** Parcel Number	09/06/2022	Valid Sale	** Class	AdjSalePrice	LandValue
4710-26-301-024	003		401	352,500	71,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	78	281,300	256,743	1.096	



3177 PRESCOTT DR

** Parcel Number	09/02/2022	Valid Sale	** Class	AdjSalePrice	LandValue
4710-16-202-021	009		407	453,000	60,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	78	393,000	406,573	0.967	



3029 RIDLEY WAY

** Parcel Number	09/01/2022	Valid Sale	** Class	AdjSalePrice	LandValue
4710-04-202-001	004		407	350,000	76,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	78	273,800	429,534	0.637	



1152 HUDSON DR

** Parcel Number	09/01/2022	Valid Sale	** Class	AdjSalePrice	LandValue
4710-11-201-039	002		407	330,000	65,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	79	264,500	354,600	0.746	



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LR SUNDNC, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METERS & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

318 CANYON CREEK COURT
Parcel Number 4710-11-203-014
Occupancy Single Family
Style 1 STORY
Valid Sale 08/31/2022 11203
%Good %Good
ResidualValue 416,515
CostByManual 405,550
LandValue 58,485
E.C.F. 1.027

183 BARNISLEY DR
Parcel Number 4710-12-301-028
Occupancy Single Family
Style 2 STORY
Valid Sale 08/31/2022 12301
%Good %Good
ResidualValue 330,000
CostByManual 378,657
LandValue 85,000
E.C.F. 0.872

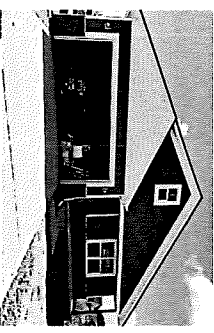
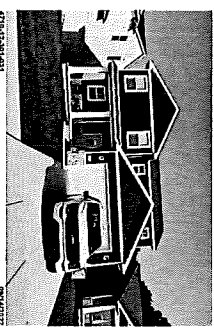
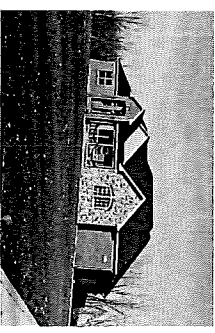
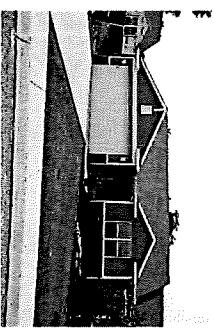
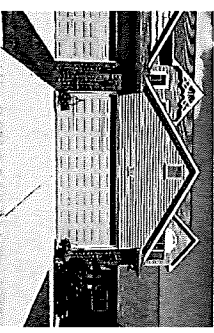
229 NEWBERRY IN
Parcel Number 4710-12-101-107
Occupancy Single Family
Style 1.5 STORY
Valid Sale 08/30/2022 CONDO
%Good %Good
ResidualValue 210,400
CostByManual 263,630
LandValue 57,600
E.C.F. 0.798

856 SPIRA
Parcel Number 4710-02-402-108
Occupancy Single Family
Style 1 STORY
Valid Sale 08/30/2022 02402
%Good %Good
ResidualValue 247,400
CostByManual 316,664
LandValue 57,600
E.C.F. 0.781

4645 ROYA TRL
Parcel Number 4710-25-401-005
Occupancy Single Family
Style 1 STORY
Valid Sale 08/29/2022 25001
%Good %Good
ResidualValue 933,106
CostByManual 797,345
LandValue 267,894
E.C.F. 1.170

211 BARNISLEY DR
Parcel Number 4710-12-301-031
Occupancy Single Family
Style 2 STORY
Valid Sale 08/29/2022 12301
%Good %Good
ResidualValue 384,680
CostByManual 461,045
LandValue 85,000
E.C.F. 0.834

114 SAWGRASS DR
Parcel Number 4710-12-301-060
Occupancy Single Family
Style 1 STORY
Valid Sale 08/12/2022 12301
%Good %Good
ResidualValue 295,165
CostByManual 328,267
LandValue 85,000
E.C.F. 0.899



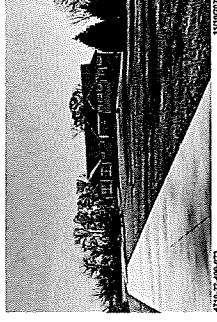
Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

1582 COPPERFIELD CT

** Parcel Number	08/12/2022	01301	** Class	407	AdjSalePrice	LandValue
4710-01-301-026	%Good	ResidualValue	CostByManual	418,000	80,229	
Occupancy	90	337,771	425,063	0.795		
Single Family	2 STORY					



** Parcel Number	08/11/2022	010	** Class	401	AdjSalePrice	LandValue
4710-22-400-023	%Good	ResidualValue	CostByManual	755,000	90,232	
Occupancy	97	664,768	667,863	0.995		
Single Family	1 STORY					



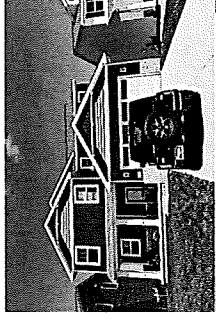
2304 WHITE HAWK TRL

** Parcel Number	08/10/2022	27102	** Class	401	AdjSalePrice	LandValue
4710-27-202-097	%Good	ResidualValue	CostByManual	425,000	82,600	
Occupancy	90	342,400	532,261	0.643		
Single Family	1 STORY					



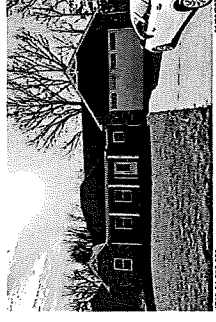
195 BARNSELEY DR

** Parcel Number	08/05/2022	12301	** Class	407	AdjSalePrice	LandValue
4710-12-301-029	%Good	ResidualValue	CostByManual	468,410	85,000	
Occupancy	97	383,410	469,386	0.817		
Single Family	2 STORY					



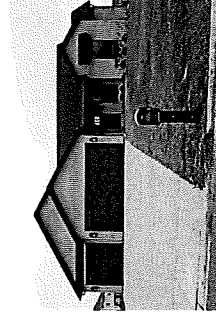
122 FAIRHILL WAY

** Parcel Number	08/02/2022	04203	** Class	407	AdjSalePrice	LandValue
4710-04-203-033	%Good	ResidualValue	CostByManual	529,900	74,200	
Occupancy	96	455,700	521,262	0.874		
Single Family	1 STORY					



2842 CLIVEDON RD

** Parcel Number	08/01/2022	27102	** Class	407	AdjSalePrice	LandValue
4710-27-103-032	%Good	ResidualValue	CostByManual	390,000	60,711	
Occupancy	93	329,289	352,404	0.934		
Single Family	1 STORY					



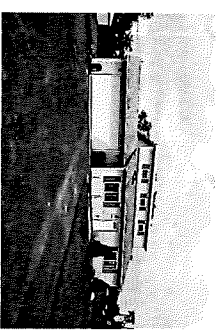
5293 LENARD CIR

** Parcel Number	08/01/2022	003	** Class	401	AdjSalePrice	LandValue
4710-34-201-004	%Good	ResidualValue	CostByManual	489,000	69,500	
Occupancy	74	419,500	462,735	0.907		
Single Family	2 STORY					

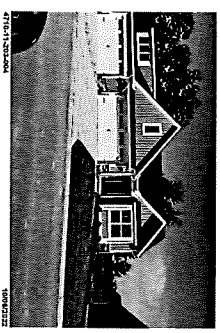


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCOLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNIS GRS IK SUNDNC, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

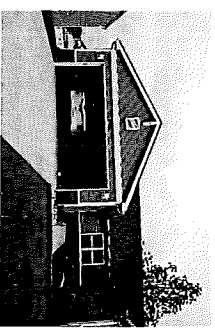
2615 CEDAR LAKE RD
Parcel Number 4710-17-200-018
Occupancy Single Family 1 STORY
Agricultural Buildings:
Valid Sale 07/29/2022 SW1/4 401 Class AdjsalePrice 352,500 LandValue 79,538
%Good %Good ResidualValue CostByManual E.C.F.
88 243,927 259,751 0.939
ResidualValue CostByManual E.C.F.
29035 30919 0.939



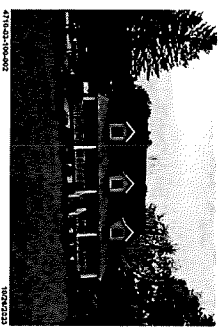
224 CANYON CREEK COURT
Parcel Number 4710-11-203-004
Occupancy Single Family 1 STORY
Valid Sale 07/29/2022 11203 407 Class AdjsalePrice 455,000 LandValue 57,600
%Good %Good ResidualValue CostByManual E.C.F.
97 397,400 407,732 0.975



905 SPIREA
Parcel Number 4710-02-402-093
Occupancy Single Family 1 STORY
Valid Sale 07/29/2022 02402 407 Class AdjsalePrice 370,000 LandValue 57,600
%Good %Good ResidualValue CostByManual E.C.F.
91 312,400 371,592 0.841



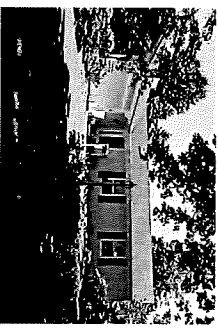
2655 MASON RD
Parcel Number 4710-03-100-002
Occupancy Single Family 2 STORY
Valid Sale 07/28/2022 014 401 Class AdjsalePrice 440,000 LandValue 86,017
%Good %Good ResidualValue CostByManual E.C.F.
88 353,983 373,749 0.947



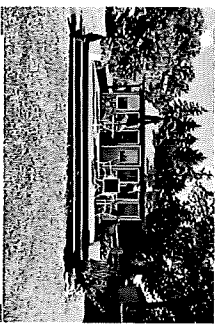
2788 PINGREE RD
Parcel Number 4710-18-300-034
Occupancy Single Family 1 STORY
Valid Sale 07/27/2022 SW1/4 401 Class AdjsalePrice 319,000 LandValue 53,750
%Good %Good ResidualValue CostByManual E.C.F.
80 265,250 215,547 1.231



4011 HILLSIDE DR
Parcel Number 4710-25-201-033
Occupancy Single Family 1 STORY
Valid Sale 07/27/2022 25002 401 Class AdjsalePrice 299,000 LandValue 65,125
%Good %Good ResidualValue CostByManual E.C.F.
69 233,875 210,713 1.110



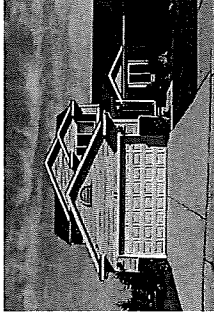
1725 TRIANGLE LAKE RD
Parcel Number 4710-27-101-008
Occupancy Single Family 1 STORY
Valid Sale 07/26/2022 00030 401 Class AdjsalePrice 290,000 LandValue 74,573
%Good %Good ResidualValue CostByManual E.C.F.
88 215,427 129,677 1.661



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
- MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
SELECTED)

22 SEDUM

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-02-402-002	07/26/2022 02402	407	295,000	58,385
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	236,615	268,735	0.880
Style				
1.5 STORY				



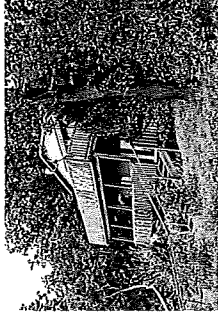
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-24-401-006	07/25/2022 25002	401	770,000	173,369
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	596,631	385,595	1.547
Style				
1 STORY				



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-16-101-017	07/21/2022 017	401	226,000	60,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	69	166,000	216,287	0.767
Style				
BI-LEVEL				



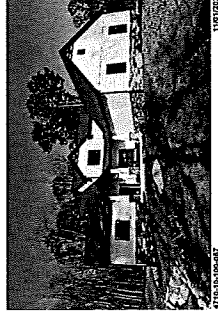
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-35-301-004	07/20/2022 00037	401	375,000	72,677
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	302,323	323,647	0.934
Style				
1 STORY				



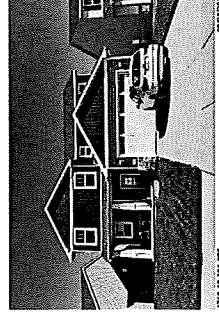
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-03-100-023	07/19/2022 014	401	265,000	51,650
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	83	213,350	188,099	1.134
Style				
1 STORY				



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-10-100-057	07/18/2022 014	401	538,450	58,821
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	479,629	573,503	0.836
Style				
2 STORY				

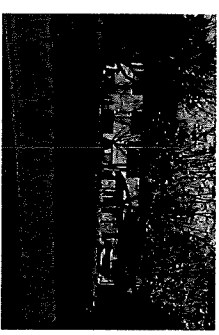


Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-301-023	07/15/2022 12301	407	508,900	86,981
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	421,919	449,120	0.939
Style				
2 STORY				

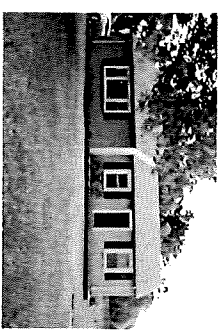


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNUS GRS IK SUNDNC, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METERS & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

2495 SHARMA LN
Parcel Number 4710-16-101-006
Occupancy Single Family
Style BI-LEVEL
Valid Sale 07/15/2022 017
Class 401
AdjSalePrice 295,000
LandValue 67,131
%Good %Good
ResidualValue 227,869
CostByManual 208,310
E.C.F. 1.094



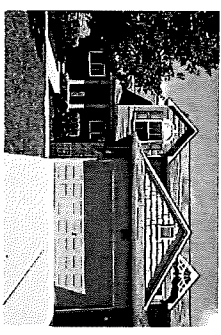
2141 NORTON RD
Parcel Number 4710-03-200-007
Occupancy Single Family
Style 1 STORY
Valid Sale 07/15/2022 014
Class 401
AdjSalePrice 266,500
LandValue 29,131
%Good %Good
ResidualValue 237,369
CostByManual 160,949
E.C.F. 1.475



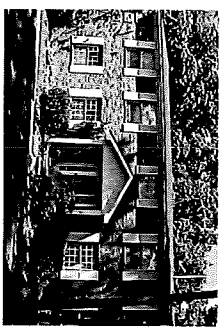
524 KEDDLE RD
Parcel Number 4710-11-400-012
Occupancy Single Family
Style BI-LEVEL
Valid Sale 07/14/2022 014
Class 401
AdjSalePrice 318,000
LandValue 51,650
%Good %Good
ResidualValue 266,350
CostByManual 192,561
E.C.F. 1.383



394 NEWBERRY LN
Parcel Number 4710-12-101-029
Occupancy Single Family
Style 1.5 STORY
Valid Sale 07/11/2022 CONDO
Class 407
AdjSalePrice 279,800
LandValue 66,296
%Good %Good
ResidualValue 213,504
CostByManual 328,438
E.C.F. 0.650



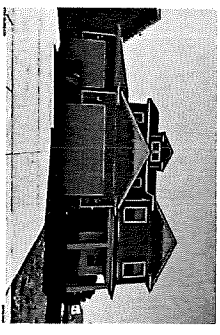
511 BONNIE CIR
Parcel Number 4710-04-201-012
Occupancy Single Family
Style 2 STORY
Valid Sale 07/11/2022
Class 401
AdjSalePrice 352,000
LandValue 95,678
%Good %Good
ResidualValue 256,322
CostByManual 291,090
E.C.F. 0.881



834 DEWARS ST
Parcel Number 4710-02-102-027
Occupancy Single Family
Style 2 STORY
Valid Sale 07/11/2022 02102
Class 407
AdjSalePrice 330,000
LandValue 75,388
%Good %Good
ResidualValue 254,612
CostByManual 332,964
E.C.F. 0.765



628 TRBSTLE DR
Parcel Number 4710-12-302-030
Occupancy Single Family
Style 2 STORY
Valid Sale 07/08/2022 12302
Class 407
AdjSalePrice 550,000
LandValue 100,000
%Good %Good
ResidualValue 450,000
CostByManual 470,224
E.C.F. 0.957



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

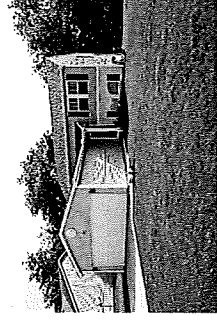
2629 RUBBINS RD
 Parcel Number
 4710-27-101-027
 Occupancy
 Single Family
 1.5 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
07/08/2022	00030	525,000	103,347
%Good	ResidualValue	CostByManual	E.C.F.
75	421,653	412,246	1.023



833 DEWARS ST
 Parcel Number
 4710-02-102-032
 Occupancy
 Single Family
 BI-LEVEL

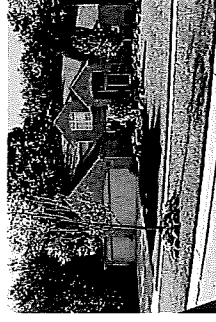
** Valid Sale	** Class	AdjSalePrice	LandValue
07/07/2022	02102	300,000	80,100
%Good	ResidualValue	CostByManual	E.C.F.
89	219,900	297,710	0.739



112 SUMMER SHADE DR

Parcel Number
 4710-04-203-002
 Occupancy
 Single Family
 2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
07/06/2022	04203	445,000	75,977
%Good	ResidualValue	CostByManual	E.C.F.
78	369,023	415,413	0.888



177 PENOBSCOT DR

Parcel Number
 4710-11-202-100
 Occupancy
 Single Family
 2 STORY

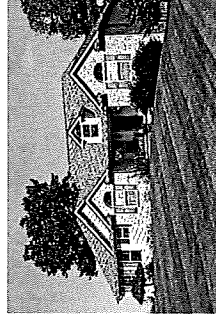
** Valid Sale	** Class	AdjSalePrice	LandValue
07/05/2022	002	365,000	65,500
%Good	ResidualValue	CostByManual	E.C.F.
82	299,500	345,531	0.867



232 SUNSET PINES DR

Parcel Number
 4710-26-401-011
 Occupancy
 Single Family
 1 STORY

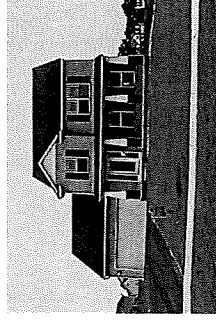
** Valid Sale	** Class	AdjSalePrice	LandValue
07/01/2022	27102	445,000	64,783
%Good	ResidualValue	CostByManual	E.C.F.
77	380,217	375,178	1.013



679 HEWITT ST

Parcel Number
 4710-02-102-067
 Occupancy
 Single Family
 2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
07/01/2022	02102	305,100	80,100
%Good	ResidualValue	CostByManual	E.C.F.
85	225,000	292,313	0.770



684 HEWITT ST

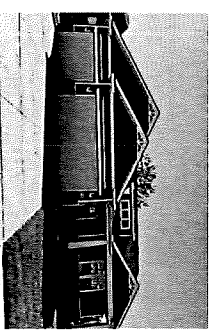
Parcel Number
 4710-02-102-063
 Occupancy
 Single Family
 2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
07/01/2022	02102	317,000	80,100
%Good	ResidualValue	CostByManual	E.C.F.
80	236,900	358,294	0.661



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHEY'S & GERINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PMS, KNUS GRS LK
 SUNDNC, JART, / 25001 - COON LAKE AREA, BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

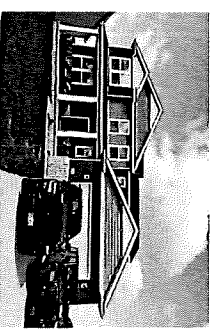
656 TRESTLE DR
 Parcel Number 4710-12-302-028
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 06/30/2022 12302
 %Good 96
 ** Class 407
 ResidualValue 570,000
 AdjSalePrice 670,000
 CostByManual 552,729
 LandValue 100,000
 E.C.F. 1.031



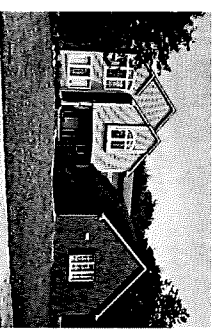
2047 GAMBRREL LANE
 Parcel Number 4710-12-302-036
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 06/30/2022 12302
 %Good 97
 ** Class 407
 ResidualValue 460,000
 AdjSalePrice 560,000
 CostByManual 477,834
 LandValue 100,000
 E.C.F. 0.963



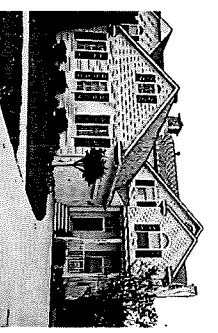
2066 GAMBRREL LANE
 Parcel Number 4710-12-302-136
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 06/30/2022 12302
 %Good 97
 ** Class 407
 ResidualValue 405,640
 AdjSalePrice 505,640
 CostByManual 481,093
 LandValue 100,000
 E.C.F. 0.843



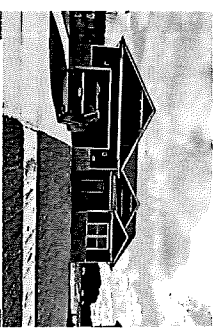
203 FAIRHILL WAY
 Parcel Number 4710-04-203-024
 Occupancy Single Family
 Style 1.5 STORY
 ** Valid Sale 06/30/2022 04203
 %Good 86
 ** Class 407
 ResidualValue 341,580
 AdjSalePrice 417,500
 CostByManual 460,950
 LandValue 75,920
 E.C.F. 0.741



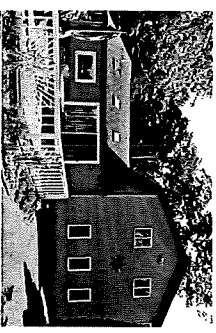
1300 HUDSON DR
 Parcel Number 4710-11-201-055
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 06/30/2022 002
 %Good 80
 ** Class 407
 ResidualValue 249,500
 AdjSalePrice 315,000
 CostByManual 266,267
 LandValue 65,500
 E.C.F. 0.937



2077 GAMBRREL LANE
 Parcel Number 4710-12-302-038
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 06/28/2022 12302
 %Good 97
 ** Class 407
 ResidualValue 410,000
 AdjSalePrice 510,000
 CostByManual 403,305
 LandValue 100,000
 E.C.F. 1.017



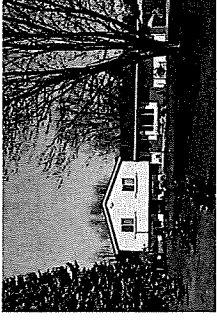
1615 TRIANGLE LAKE RD
 Parcel Number 4710-27-401-038
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 06/24/2022 00030
 %Good 72
 ** Class 401
 ResidualValue 274,506
 AdjSalePrice 380,000
 CostByManual 190,099
 LandValue 105,494
 E.C.F. 1.444



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
- MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB EM, SUNS PNS, KNLS GRS IK
SUNDCN, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
SELECTED)

1200 N ALSTOTT DR

Parcel Number 4710-02-301-006
Occupancy Single Family
Style TRI-LEVEL
%Good 67
ResidualValue 230,300
AdjSalePrice 300,000
CostByManual 187,036
LandValue 69,700
E.C.F. 1.231



316 SUMMER SHADE DR

Parcel Number 4710-04-203-019
Occupancy Single Family
Style 2 STORY
%Good 79
ResidualValue 364,906
AdjSalePrice 439,900
CostByManual 420,931
LandValue 74,994
E.C.F. 0.867



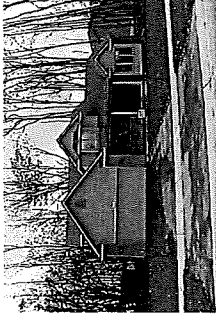
1233 HUDSON DR

Parcel Number 4710-11-201-022
Occupancy Single Family
Style 2 STORY
%Good 90
ResidualValue 327,400
AdjSalePrice 385,000
CostByManual 371,024
LandValue 57,600
E.C.F. 0.882



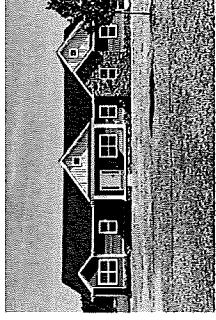
1282 MORNING MIST DR

Parcel Number 4710-12-201-065
Occupancy Single Family
Style 1.5 STORY
%Good 80
ResidualValue 321,900
AdjSalePrice 405,000
CostByManual 336,516
LandValue 83,100
E.C.F. 0.957



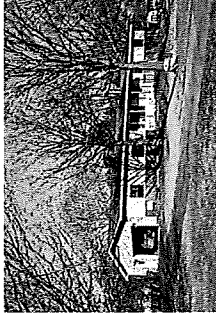
4925 TORATOLA LN

Parcel Number 4710-26-302-002
Occupancy Single Family
Style 1 STORY
%Good 96
ResidualValue 409,540
AdjSalePrice 490,000
CostByManual 412,694
LandValue 80,460
E.C.F. 0.992



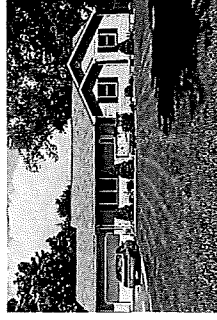
1250 S ALSTOTT DR

Parcel Number 4710-02-301-056
Occupancy Single Family
Style 1 STORY
%Good 65
ResidualValue 235,300
AdjSalePrice 305,000
CostByManual 205,617
LandValue 69,700
E.C.F. 1.144



5434 CLEARVIEW DR

Parcel Number 4710-30-400-037
Occupancy Single Family
Style 1 STORY
%Good 77
ResidualValue 250,500
AdjSalePrice 299,900
CostByManual 215,783
LandValue 49,400
E.C.F. 1.161



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PWS, KNLS GRS LK SUNDNC, JART, / 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

4590 CEDAR LAKE RD
Parcel Number 4710-29-400-038
Occupancy Single Family
Agricultural Buildings:
Style 1 STORY
ResidualValue 3172
CostByManual 3672
E.C.F. 0.864

524 W SCHAFER RD
Parcel Number 4710-35-400-052
Occupancy Single Family
Style 1 STORY
Valid Sale 06/03/2022 014
%Good 74
ResidualValue 269,904
CostByManual 176,416
E.C.F. 1.530

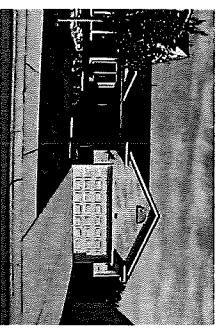
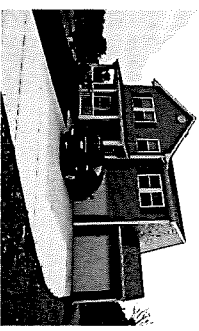
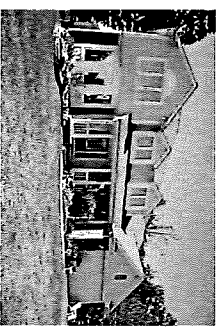
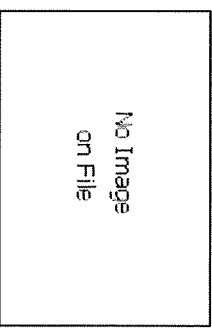
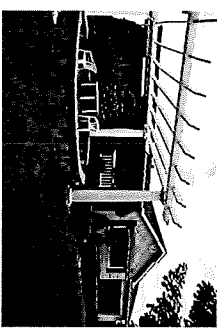
3040 W COON LAKE RD
Parcel Number 4710-21-401-007
Occupancy Single Family
Style 1 STORY
Valid Sale 06/03/2022 013
%Good 69
ResidualValue 235,000
CostByManual 212,498
E.C.F. 1.106

957 E DAVIS RD
Parcel Number 4710-13-400-028
Occupancy Single Family
Agricultural Buildings:
Style BI-LEVEL
ResidualValue 14916
CostByManual 9688
E.C.F. 1.540

2573 CHELTENHAM KNL
Parcel Number 4710-27-100-011
Occupancy Single Family
Style 2 STORY
Valid Sale 05/31/2022 010
%Good 77
ResidualValue 485,317
CostByManual 409,153
E.C.F. 1.186

749 DEMWARS ST
Parcel Number 4710-02-102-039
Occupancy Single Family
Style 2 STORY
Valid Sale 05/31/2022 02102
%Good 89
ResidualValue 294,900
CostByManual 412,103
E.C.F. 0.716

30 SEDUM
Parcel Number 4710-02-402-003
Occupancy Single Family
Style 1 STORY
Valid Sale 05/31/2022 02402
%Good 78
ResidualValue 205,665
CostByManual 271,335
E.C.F. 0.758



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCUATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

1118 HUDSON DR
 Parcel Number
 4710-11-201-034
 Occupancy
 Single Family
 2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
05/27/2022	407	375,000	65,500
%Good	ResidualValue	CostByManual	E.C.F.
79	309,500	317,561	0.975



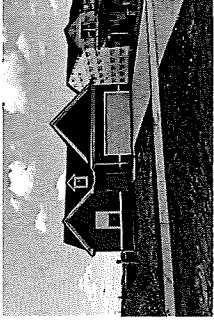
1023 SPIREA
 Parcel Number
 4710-02-402-064
 Occupancy
 Single Family
 1.5 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
05/26/2022	407	295,000	58,385
%Good	ResidualValue	CostByManual	E.C.F.
79	236,615	277,283	0.853



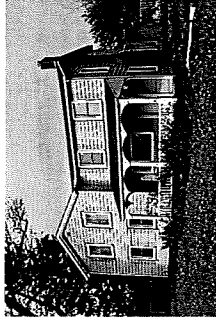
172 SAWGRASS DR
 Parcel Number
 4710-12-301-054
 Occupancy
 Single Family
 1 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
05/25/2022	407	379,900	85,000
%Good	ResidualValue	CostByManual	E.C.F.
97	294,900	346,099	0.852



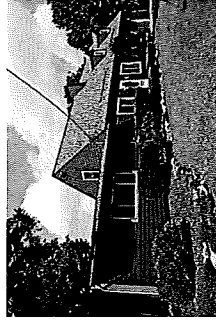
4140 W COON LAKE RD
 Parcel Number
 4710-20-200-023
 Occupancy
 Single Family
 FARMHOUSE
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
05/25/2022	SW1/4 401	340,000	69,160
%Good	ResidualValue	CostByManual	E.C.F.
55	254,396	206,463	1.232
ResidualValue	CostByManual	E.C.F.	
16444	13346	1.232	



1320 PINGREE RD
 Parcel Number
 4710-07-100-038
 Occupancy
 Single Family
 1 STORY
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
05/25/2022	014 401	300,000	58,030
%Good	ResidualValue	CostByManual	E.C.F.
59	227,577	184,961	1.230
ResidualValue	CostByManual	E.C.F.	
14393	11698	1.230	



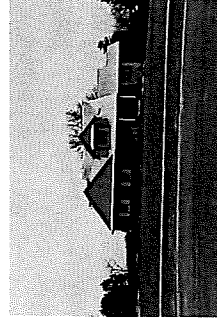
216 PENOBSCOT DR
 Parcel Number
 4710-11-202-114
 Occupancy
 Single Family
 2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
05/23/2022	002 407	380,000	65,500
%Good	ResidualValue	CostByManual	E.C.F.
82	314,500	379,866	0.828



2500 RIDGEWOOD DR
 Parcel Number
 4710-16-202-029
 Occupancy
 Single Family
 2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
05/19/2022	009 407	473,000	60,000
%Good	ResidualValue	CostByManual	E.C.F.
78	413,000	421,519	0.980

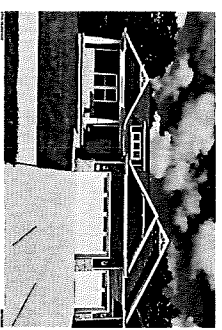


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS STERRA GRANDE ROL ACS MAR KNOLL, 00030
 - MCCLATCHY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
 SUNDNC, JART, / 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
 TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METERS & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
 BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
 MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
 SELECTED)

5461 W COON LAKE RD
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-19-300-031 05/18/2022 SW1/4 401 189,205 76,818
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 87 112,387 270,260 0.416



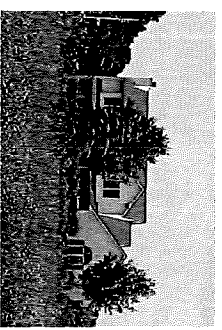
625 TREESTLE DR
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-12-302-020 05/17/2022 12302 407 650,000 100,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 97 550,000 596,180 0.923



5250 LENARD CIR
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-34-201-020 05/16/2022 003 401 400,000 59,500
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 76 340,500 328,674 1.036



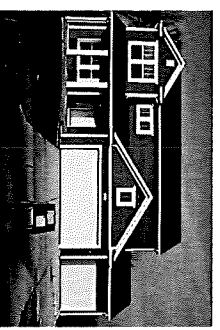
2755 COUNTY FARM RD
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-15-300-013 05/16/2022 013 401 635,000 175,940
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 76 437,839 369,563 1.185
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 21221 17912 1.185



1309 S AIRSTOTT DR
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-02-301-028 05/16/2022 017 401 339,000 72,090
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 266,910 207,345 1.287



1220 WEATHERSTONE LN
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-02-103-012 05/16/2022 02103 407 405,000 74,200
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 93 330,800 343,221 0.964



2610 CLIVEDON RD
 Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
 4710-27-102-005 05/13/2022 27102 401 485,000 90,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 77 395,000 369,033 1.070



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030
- MCCLATCHY'S & GEHLINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK
SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK &
TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 -
BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE
MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE
SELECTED)

5089 EDWARD JAMES DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-402-007 05/11/2022 003 407 320,000 69,500
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 73 250,500 239,286 1.047



5372 UNIVERSE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-34-201-025 05/10/2022 003 401 560,000 59,500
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STORY 80 500,500 453,531 1.104



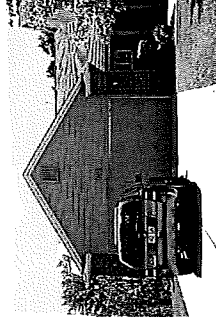
268 CANYON CREEK COURT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-11-203-009 05/09/2022 11203 407 385,000 57,600
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 97 327,400 402,501 0.813



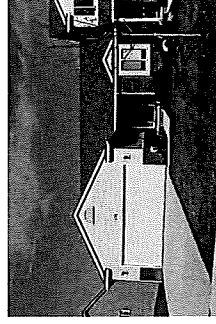
5823 HINCHEY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-32-400-022 05/06/2022 SW1/4 401 440,000 81,896
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 83 342,769 369,750 0.927
Agricultural Buildings: ResidualValue CostByManual E.C.F.
15335 16542 0.927



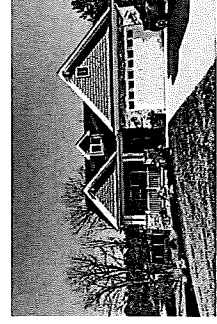
220 NEWBERRY LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-12-101-056 05/06/2022 CONDO 407 270,000 66,296
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 203,704 264,106 0.771



470 HOSTA
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-02-402-074 05/04/2022 02402 407 315,000 57,880
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 257,120 316,208 0.813

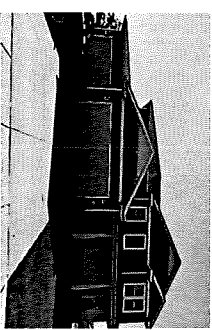


129 SUMMER SHADE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-04-203-052 04/29/2022 04203 407 499,900 75,896
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 96 424,004 510,837 0.830

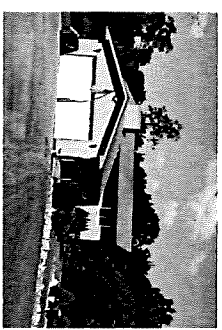


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS STERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK SUNDNC, JART, / 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METERS & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

560 TRESTLE DR
Parcel Number 4710-12-302-034
Occupancy Single Family
Style 2 STORY
Valid Sale 04/29/2022 12302
%Good %Good
Class 407
AdjSalePrice 583,295
LandValue 100,000
ResidualValue 483,295
CostByManual 553,806
E.C.F. 0.873



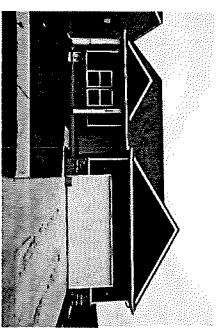
3952 BRENT DR
Parcel Number 4710-19-400-033
Occupancy Single Family
Style BI-LEVEL
Agricultural Buildings:
Valid Sale 04/27/2022 010
%Good %Good
Class 401
AdjSalePrice 315,000
LandValue 61,375
ResidualValue 250,363
CostByManual 197,879
E.C.F. 1.265
ResidualValue 66
CostByManual 2578
E.C.F. 1.265



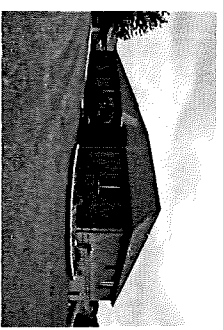
263 WOOD PT
Parcel Number 4710-03-201-024
Occupancy Single Family
Style 1 STORY
Valid Sale 04/26/2022
%Good %Good
Class 407
AdjSalePrice 220,000
LandValue 57,600
ResidualValue 162,400
CostByManual 263,639
E.C.F. 0.616



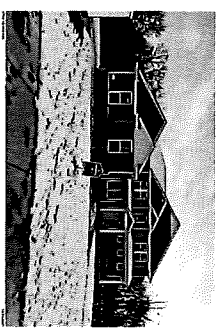
129 BARNSLEY DR
Parcel Number 4710-12-301-022
Occupancy Single Family
Style 1 STORY
Valid Sale 04/22/2022 12301
%Good %Good
Class 407
AdjSalePrice 413,000
LandValue 85,000
ResidualValue 328,000
CostByManual 326,150
E.C.F. 1.006



3157 PINGREE RD
Parcel Number 4710-19-100-046
Occupancy Single Family
Style 1 STORY
Agricultural Buildings:
Valid Sale 04/22/2022 SW1/4
%Good %Good
Class 401
AdjSalePrice 695,000
LandValue 148,061
ResidualValue 82
CostByManual 529,485
E.C.F. 0.973
ResidualValue 31988
CostByManual 32891
E.C.F. 0.973



684 TRESTLE DR
Parcel Number 4710-12-302-025
Occupancy Single Family
Style 2 STORY
Valid Sale 04/22/2022 12302
%Good %Good
Class 407
AdjSalePrice 765,000
LandValue 100,000
ResidualValue 665,000
CostByManual 750,722
E.C.F. 0.886



3592 PRESCOTT DR
Parcel Number 4710-16-202-054
Occupancy Single Family
Style 1.5 STORY
Valid Sale 04/22/2022 009
%Good %Good
Class 407
AdjSalePrice 440,000
LandValue 61,696
ResidualValue 378,304
CostByManual 390,057
E.C.F. 0.970



Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS SIERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GEHRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LK SUNDNC, JART, , 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METES & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

5854 BENTLEY LAKE RD

Parcel Number	4710-33-400-022	** Valid Sale	04/21/2022	** Class	SW1/4	401	AdjSalePrice	235,000	LandValue	69,960
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.					
Single Family	MANUFACTURED	74	163,172	224,923	0.725					
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.							
	1868	2575	0.725							



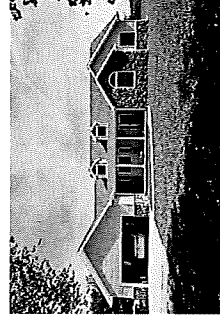
3691 MASON RD

Parcel Number	4710-04-101-030	** Valid Sale	04/21/2022	** Class	014	401	AdjSalePrice	495,000	LandValue	158,727
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.					
Single Family	BI-LEVEL	88	309,603	320,280	0.967					
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.							
	26670	27590	0.967							



5055 PLEASANT LAKE RD

Parcel Number	4710-35-200-007	** Valid Sale	04/20/2022	** Class	014	401	AdjSalePrice	382,000	LandValue	53,750
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.					
Single Family	1 STORY	91	328,250	360,781	0.910					



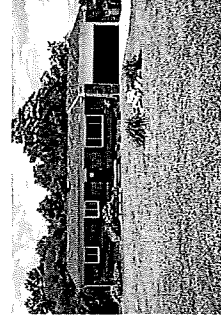
2044 LYDIA LN

Parcel Number	4710-09-300-014	** Valid Sale	04/20/2022	** Class	010	401	AdjSalePrice	485,000	LandValue	208,116
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.					
Single Family	QUAD-LEVEL	92	266,794	838,114	0.318					
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.							
	10090	31698	0.318							



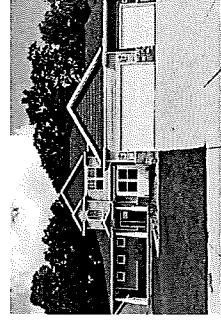
2392 PINGREE RD

Parcel Number	4710-18-100-007	** Valid Sale	04/15/2022	** Class	SW1/4	401	AdjSalePrice	329,900	LandValue	56,284
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.					
Single Family	1 STORY	80	273,616	275,029	0.995					



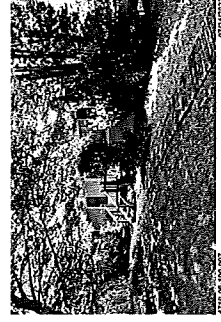
577 TRESTLE DR

Parcel Number	4710-12-302-017	** Valid Sale	04/13/2022	** Class	12302	407	AdjSalePrice	652,000	LandValue	100,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.					
Single Family	2 STORY	97	552,000	698,311	0.790					



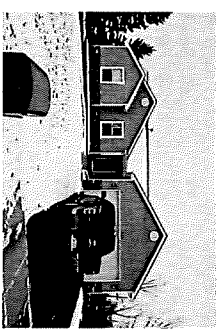
5863 MASON RD

Parcel Number	4710-06-100-007	** Valid Sale	04/13/2022	** Class	014	401	AdjSalePrice	122,932	LandValue	58,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.					
Single Family	1 STORY	69	64,332	169,489	0.380					

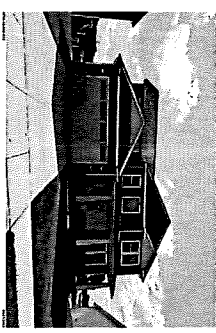


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 003 - S OAKS STERRA GRANDE ROL ACS MAR KNOLL, 00030 - MCCLATCHEY'S & GERRINGER, 00037 - LOG CABIN PARK, 27102 - DERB FM, SUNS PNS, KNLS GRS LR SUNDNC, JART, / 25001 - COON LAKE AREA , BEV - BLACK EAGLE VALLEY, 004 - TURTLE CREEK & TIMBERS GEORGETWN, SW1/4 - SOUTHWEST 1/4 METERS & BOUNDS, 002 - HOMETOWN VILLAGE 1, 009 - BLOSSOM FARMS/CEDAR CREEK, 013 - COON LAKE RD/COUNTY FARM, 02402 - CONDOMINIUM - THE MEADOWS, 12201 - FOREST, 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK, ... (MORE SELECTED)

332 TULLAMORE ST
Parcel Number 4710-02-102-087
Occupancy Single Family
Style 1 STORY
Valid Sale 04/11/2022 02102
%Good 86
Class 407
AdjSalePrice 318,500
LandValue 80,100
ResidualValue 238,400
CostByManual 276,806
E.C.F. 0.861



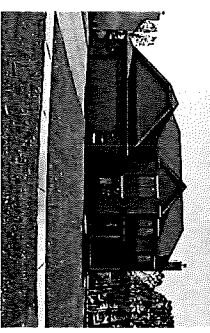
590 TRESTLE DR
Parcel Number 4710-12-302-032
Occupancy Single Family
Style 2 STORY
Valid Sale 04/08/2022 12302
%Good 97
Class 407
AdjSalePrice 529,500
LandValue 100,000
ResidualValue 429,500
CostByManual 539,992
E.C.F. 0.795



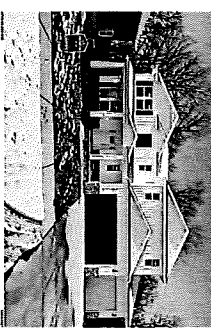
4705 PARKER DR
Parcel Number 4710-28-300-004
Occupancy Single Family
Style 1 STORY
Agricultural Buildings:
Valid Sale 04/08/2022 016
%Good 46
Class 401
AdjSalePrice 205,000
LandValue 96,017
ResidualValue 97,284
CostByManual 109,520
E.C.F. 0.888
ResidualValue 11699
CostByManual 13171
E.C.F. 0.888



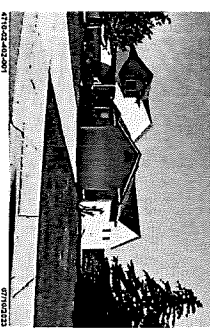
1346 MORNING MIST DR
Parcel Number 4710-12-201-069
Occupancy Single Family
Style 2 STORY
Valid Sale 04/06/2022 12201
%Good 82
Class 407
AdjSalePrice 386,000
LandValue 84,634
ResidualValue 301,366
CostByManual 375,776
E.C.F. 0.802



593 TRESTLE DR
Parcel Number 4710-12-302-018
Occupancy Single Family
Style 2 STORY
Valid Sale 04/01/2022 12302
%Good 96
Class 407
AdjSalePrice 702,000
LandValue 100,000
ResidualValue 602,000
CostByManual 697,055
E.C.F. 0.864



16 SEDUM
Parcel Number 4710-02-402-001
Occupancy Single Family
Style 1 STORY
Valid Sale 04/01/2022 02402
%Good 82
Class 407
AdjSalePrice 285,000
LandValue 58,385
ResidualValue 226,615
CostByManual 306,485
E.C.F. 0.739



4710-02-402-001

07/19/2023

2025 LAKE FRONT PROPERTY
MCCLATCHEYS/GENRINGERS: 1.389
CEDAR LAKE : .881
COON LAKE & LOG CABIN (PLEASANT LAKE) 1-129

ON LAKE

LOG CABIN NEIGHBORHOOD 00037
 TRIANGLE LAKE/MCCLATCHEYS/GENRINGERS: NEIGHBORHOOD 00030
 COON LAKE: NEIGHBORHOOD 25001
 CEDAR LAKE: NEIGHBORHOOD 016

ECF	STYLE	%GOOD	LAKE
0.855	1	0.69	CEDAR
0.864	1	0.75	CEDAR
0.838	1	0.46	CEDAR
0.927	1	0.65	CEDAR
0.934	1	0.78	LOG
0.960	1	0.64	COON
1.001	1	0.79	COON
1.023	1.5	0.75	TRI
1.024	2	0.68	COON
1.120	1	0.93	COON
1.208	1	0.59	TRI
1.381	1	0.72	TRI
1.459	1	0.72	TRI
1.483	1	0.60	TRI
1.475	1	0.79	LOG
1.661	1	0.68	TRI
2.182	1.5	0.73	TRI

ECF	STYLE	%GOOD	LAKE
0.855	1	0.69	CEDAR
0.864	1	0.75	CEDAR
0.838	1	0.46	CEDAR
0.927	1	0.65	CEDAR
0.934	1	0.78	LOG
0.960	1	0.64	COON
1.001	1	0.79	COON
1.023	1.5	0.75	TRI
1.024	2	0.68	COON
1.120	1	0.93	COON
1.208	1	0.59	TRI
1.381	1	0.72	TRI
1.459	1	0.72	TRI
1.483	1	0.60	TRI
1.475	1	0.79	LOG
1.661	1	0.68	TRI
2.182	1.5	0.73	TRI

ECF	STYLE	%GOOD	LAKE
0.900	1	0.64	COON
1.001	1	0.79	COON
1.023	1.5	0.75	TRI
1.024	2	0.68	COON
1.120	1	0.93	COON
1.208	1	0.59	TRI
1.381	1	0.72	TRI
1.459	1	0.72	TRI
1.483	1	0.60	TRI
1.475	1	0.79	LOG
1.661	1	0.68	TRI
2.182	1.5	0.73	TRI

ECF	STYLE	%GOOD	LAKE
1.023	1.5	0.75	TRI
1.381	1	0.72	TRI
1.459	1	0.72	TRI
1.483	1	0.60	TRI
1.475	1	0.79	LOG
1.661	1	0.68	TRI
2.182	1.5	0.73	TRI

0.881

OUTLIER

1.667

COON & LOG CABIN

1.129

1.180

1.381

MCCLATCHEY'S & GENRINGER NEIGH 00030

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set P#0 Options...

Building Style	81-100%	71-80%	61-70%	51-60%	0-50%
1.25 STORY	1.209	1.209	1.209	1.209	1.209
1.5 STORY	1.389	1.389	1.389	1.389	1.389
1.75 STORY	1.209	1.209	1.209	1.209	1.209
2 STORY	1.209	1.209	1.209	1.209	1.209
BI LEVEL	1.209	1.209	1.209	1.209	1.209
CO-GO	1.209	1.209	1.209	1.209	1.209
DUPLEX	1.389	1.389	1.389	1.389	1.389
FARMHOUSE	1.209	1.209	1.209	1.209	1.209
LOG HOME	1.389	1.389	1.389	1.389	1.389
MANUFACTURED	1.209	1.209	1.209	1.209	1.209
MOBILE HOME	1.209	1.209	1.209	1.209	1.209
MODULAR	1.389	1.389	1.389	1.389	1.389
QUAD LEVEL	1.209	1.209	1.209	1.209	1.209
TRI LEVEL	1.209	1.209	1.209	1.209	1.209

LOG CABIN PARK & COON LAKE AREA: NEIGH 00037 & 25001

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set P#0 Options...

Building Style	81-100%	71-80%	61-70%	51-60%	0-50%
1.25 STORY	1.129	1.129	1.129	1.129	1.129
1.5 STORY	1.129	1.129	1.129	1.129	1.129
1.75 STORY	1.129	1.129	1.129	1.129	1.129
2 STORY	1.129	1.129	1.129	1.129	1.129
BI LEVEL	1.129	1.129	1.129	1.129	1.129
CO-GO	1.129	1.129	1.129	1.129	1.129
DUPLEX	1.129	1.129	1.129	1.129	1.129
FARMHOUSE	1.129	1.129	1.129	1.129	1.129
LOG HOME	1.129	1.129	1.129	1.129	1.129
MANUFACTURED	1.129	1.129	1.129	1.129	1.129
MOBILE HOME	1.129	1.129	1.129	1.129	1.129
MODULAR	1.129	1.129	1.129	1.129	1.129
QUAD LEVEL	1.129	1.129	1.129	1.129	1.129
TRI LEVEL	1.129	1.129	1.129	1.129	1.129

CEDAR LAKE TRIGH 016

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set P#0 Options...

Building Style	81-100%	71-80%	61-70%	51-60%	0-50%
1.25 STORY	0.881	0.881	0.881	0.881	0.881
1.5 STORY	0.881	0.881	0.881	0.881	0.881
1.75 STORY	0.881	0.881	0.881	0.881	0.881
2 STORY	0.881	0.881	0.881	0.881	0.881
BI LEVEL	0.881	0.881	0.881	0.881	0.881
CO-GO	0.881	0.881	0.881	0.881	0.881
DUPLEX	0.881	0.881	0.881	0.881	0.881
FARMHOUSE	0.881	0.881	0.881	0.881	0.881
LOG HOME	0.881	0.881	0.881	0.881	0.881
MANUFACTURED	0.881	0.881	0.881	0.881	0.881
MOBILE HOME	0.881	0.881	0.881	0.881	0.881
MODULAR	0.881	0.881	0.881	0.881	0.881
QUAD LEVEL	0.881	0.881	0.881	0.881	0.881
TRI LEVEL	0.881	0.881	0.881	0.881	0.881

E.C.F.s for Neighborhood: 00030 'MCCLATCHEY'S & GEHRINGER'

Residential : 1.389
Town Homes/Duplexes: 1.389
Mobile Homes : 1.389
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00037 'LOG CABIN PARK'

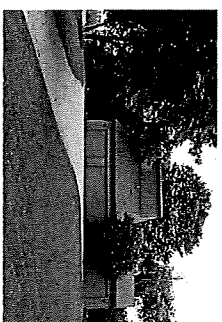
Residential : 1.129
Town Homes/Duplexes: 1.129
Mobile Homes : 1.129
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

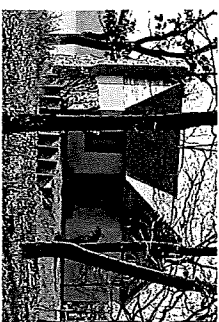
10/28/2024
10:44 AM

Neighborhoods Used: 00037 - IOG CABIN PARK, 25001 - COON LAKE AREA

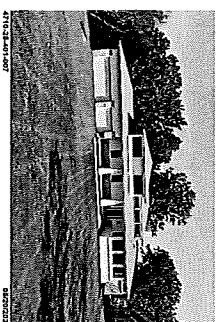
4161 SOUTHWOODS DR
Parcel Number 4161
4710-25-203-018
Occupancy Single Family
Style 2 STORY
Valid Sale 10/17/2024
25001
%Good 64
Class 401
AdjSalePrice 710,000
LandValue 258,136
ResidualValue 451,864
CostByManual 398,179
E.C.F. 1.135



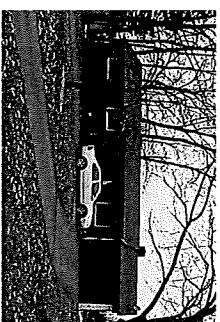
857 HURLEY DR
Parcel Number 857
4710-35-301-018
Occupancy Single Family
Style 1 STORY
Valid Sale 10/04/2024
00037
%Good 79
Class 401
AdjSalePrice 465,000
LandValue 69,446
ResidualValue 395,554
CostByManual 267,703
E.C.F. 1.478



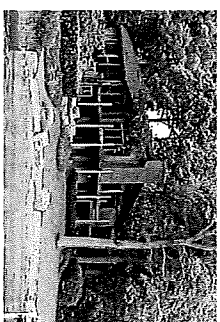
4609 ROYA TRAIL
Parcel Number 4609
4710-25-401-007
Occupancy Single Family
Style 2 STORY
Valid Sale 06/06/2024
25001
%Good 98
Class 407
AdjSalePrice 965,000
LandValue 245,000
ResidualValue 720,000
CostByManual 703,209
E.C.F. 1.024



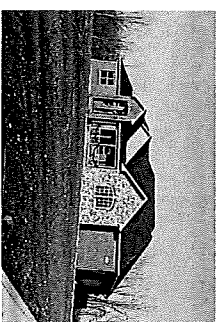
4348 RURIK DR
Parcel Number 4348
4710-25-201-004
Occupancy Single Family
Style 1 STORY
Valid Sale 05/17/2024
25001
%Good 59
Class 401
AdjSalePrice 340,000
LandValue 125,549
ResidualValue 214,451
CostByManual 163,950
E.C.F. 1.308



4130 RURIK DR
Parcel Number 4130
4710-25-401-027
Occupancy Single Family
Style 1 STORY
Valid Sale 03/27/2024
25001
%Good 79
Class 401
AdjSalePrice 955,000
LandValue 290,536
ResidualValue 664,464
CostByManual 663,746
E.C.F. 1.001



4645 ROYA TRL
Parcel Number 4645
4710-25-401-005
Occupancy Single Family
Style 1 STORY
Valid Sale 08/29/2022
25001
%Good 93
Class 407
AdjSalePrice 1,201,000
LandValue 267,894
ResidualValue 933,106
CostByManual 797,345
E.C.F. 1.170

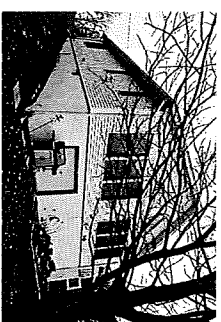


Neighborhoods Used: 00030,MCCLATCHEY'S & GEHRINGER

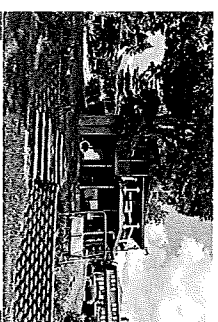
1473 TRIANGLE LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-401-015 09/24/2024 00030 401 415,000 77,086
Occupancy %Good ResidualValue CostBManual E.C.F.
Single Family 1.5 STORY 73 337,914 175,801 1.922



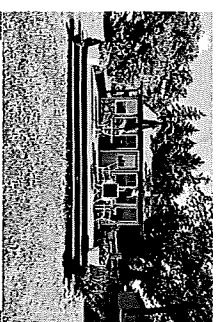
1697 TRIANGLE LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-101-005 07/16/2024 00030 401 330,000 71,000
Occupancy %Good ResidualValue CostBManual E.C.F.
Single Family 1 STORY 80 259,000 176,484 1.468



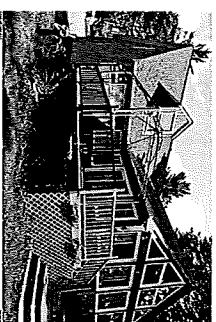
2605 RUBBINS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-101-024 05/08/2023 00030 401 425,000 79,547
Occupancy %Good ResidualValue CostBManual E.C.F.
Single Family 1 STORY 72 345,453 250,082 1.381



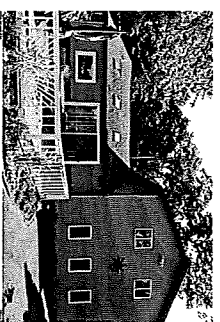
1725 TRIANGLE LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-101-008 07/26/2022 00030 401 290,000 74,573
Occupancy %Good ResidualValue CostBManual E.C.F.
Single Family 1 STORY 88 215,427 129,677 1.661



2629 RUBBINS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-101-027 07/08/2022 00030 401 525,000 103,347
Occupancy %Good ResidualValue CostBManual E.C.F.
Single Family 1.5 STORY 75 421,653 412,246 1.023

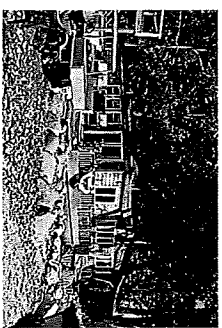


1615 TRIANGLE LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-401-038 06/24/2022 00030 401 380,000 105,494
Occupancy %Good ResidualValue CostBManual E.C.F.
Single Family 1 STORY 72 274,506 190,099 1.444

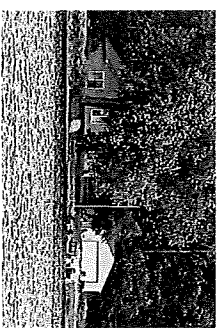


Neighborhoods Used: 016.CEDAR LAKE

3794 CEDAR POINT RD
Parcel Number 4710-28-301-006
Occupancy Single Family
Style 1 STORY
Valid Sale 05/17/2023
%Good 016
ResidualValue 401
CostByManual 298,900
AdjSalePrice 123,450
LandValue 189,296
E.C.F. 0.927



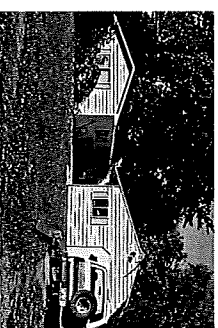
3854 CEDAR POINT RD
Parcel Number 4710-28-301-032
Occupancy Single Family
Style 1 STORY
Valid Sale 05/17/2023
%Good 016
ResidualValue 401
CostByManual 355,000
AdjSalePrice 193,162
LandValue 189,342
E.C.F. 0.855



4590 CEDAR LAKE RD
Parcel Number 4710-29-400-038
Occupancy Single Family
Style 1 STORY
Agricultural Buildings:
Valid Sale 06/03/2022
%Good 016
ResidualValue 401
CostByManual 325,000
AdjSalePrice 81,241
LandValue 278,489
E.C.F. 0.864
ResidualValue 3672
CostByManual 3172
E.C.F. 0.864



4705 PARKER DR
Parcel Number 4710-28-300-004
Occupancy Single Family
Style 1 STORY
Agricultural Buildings:
Valid Sale 04/08/2022
%Good 016
ResidualValue 401
CostByManual 205,000
AdjSalePrice 96,017
LandValue 109,520
E.C.F. 0.888
ResidualValue 11699
CostByManual 13171
E.C.F. 0.888



Neighborhoods Used: 016.CEDAR LAKE

Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.883 (2)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022
Ending Date: 10/28/2024
Terms Selected: 3
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): 016 - CEDAR 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): 0.30
	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

2025 AG ECF'S

1 STY	0.830		FARMHSE	0.997	
1.25 STY	0.830		BI		TOWNSHIP WIDE
1.5 STY	0.968		TRI/QUAD		TOWNSHIP WIDE
1.75 STY	0.968		LOG		TOWNSHIP WIDE
2 STY	0.907		MODULAR		TOWNSHIP WIDE

1 & 1.25 STORY										2 STORY											
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD		PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD	
10-04-100-062	24-Jan	\$ 675,000	\$ 88,028	\$ 46,460	\$ 540,512	\$ 664,136	0.814	1 STY	79%												
10-07-100-044	22-Oct	\$ 484,000	\$ 134,845	\$ -	\$ 349,155	\$ 442,652	0.789	1 STY	79%		10-13-100-001	22-Oct	\$ 239,900	\$ 54,551	\$ -	\$ 185,349	\$ 231,199	0.802	2 STY	56%	
10-07-300-005	23-Jun	\$ 837,500	\$ 320,590	\$ 183,050	\$ 333,860	\$ 346,772	0.963	1 STY	85%	AG SALE	10-26-400-030	22-Sep	\$ 300,000	\$ 51,652	\$ -	\$ 248,348	\$ 299,440	0.829	2 STY	89%	
10-09-300-035	22-Sep	\$ 258,000	\$ 71,400	\$ 20,356	\$ 166,244	\$ 267,074	0.622	1 STY	61%		10-10-100-057	22-Jul	\$ 538,450	\$ 58,671	\$ -	\$ 479,779	\$ 573,503	0.837	2 STY	97%	
10-10-100-054	23-Feb	\$ 565,000	\$ 117,618	\$ -	\$ 447,382	\$ 591,777	0.756	1 STY	96%		10-26-100-010	24-Mar	\$ 378,000	\$ 61,920	\$ -	\$ 316,080	\$ 360,698	0.876	2 STY	80%	
10-10-300-009	23-Jul	\$ 450,000	\$ 79,500	\$ -	\$ 370,500	\$ 423,297	0.875	1 STY	63%		10-31-300-022	24-May	\$ 875,000	\$ 163,100	\$ 148,697	\$ 563,203	\$ 598,550	0.941	2 STY	79%	
10-28-200-020	23-Mar	\$ 420,000	\$ 67,836	\$ -	\$ 352,164	\$ 427,811	0.823	1 STY	94%		10-03-100-002	22-Jul	\$ 440,000	\$ 84,738	\$ -	\$ 355,262	\$ 373,749	0.951	2 STY	88%	
10-30-100-033	23-Aug	\$ 434,900	\$ 53,319	\$ -	\$ 381,581	\$ 422,267	0.904	1 STY	95%		10-03-300-036	23-Mar	\$ 426,000	\$ 61,379	\$ 5,936	\$ 358,685	\$ 373,595	0.960	2 STY	94%	
10-30-300-021	24-Mar	\$ 168,500	\$ 75,380	\$ -	\$ 93,120	\$ 150,035	0.621	1 STY	65%		10-15-200-006	22-Sep	\$ 395,000	\$ 96,046	\$ 1,702	\$ 297,252	\$ 309,172	0.961	2 STY	69%	
10-30-400-001	23-Apr	\$ 467,500	\$ 115,918	\$ -	\$ 351,582	\$ 379,760	0.926	1 STY	84%		10-04-400-003	23-Dec	\$ 450,000	\$ 87,012	\$ -	\$ 362,988	\$ 372,442	0.975	2 STY	79%	
10-35-200-007	22-Apr	\$ 382,000	\$ 52,000	\$ -	\$ 330,000	\$ 360,781	0.915	1 STY	91%							\$ 3,166,946.0	\$ 3,492,348.0	0.907			
					\$ 3,716,100.0	\$ 4,476,362.0	0.830														

1.5 & 1.75 STORY										FARMHOUSE										
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD		PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD
10-15-200-022	24-Jun	\$ 442,000	\$ 58,016	\$ -	\$ 383,984	\$ 364,576	1.053	1.5 STY	81%		10-19-100-005	23-Sep	\$ 105,000	\$ 45,000	\$ 5,528	\$ 54,472	\$ 85,852	0.634	FRMHSE	48%
10-18-100-037	23-Sep	\$ 659,000	\$ 123,053	\$ -	\$ 535,947	\$ 585,742	0.915	1.5 STY	83%		10-28-400-025	23-Sep	\$ 105,000	\$ 45,000	\$ 5,528	\$ 54,472	\$ 85,852	0.634	FRMHSE	48%
					\$ 919,931.0	\$ 950,318.0	0.968				10-09-300-038	24-Apr	\$ 282,000	\$ 81,035	\$ 27,542	\$ 173,423	\$ 271,153	0.640	FRMHSE	53%
											10-13-300-031	23-Mar	\$ 265,000	\$ 59,328	\$ 19,426	\$ 186,246	\$ 231,885	0.803	FRMHSE	53%
											10-17-400-012	22-Nov	\$ 410,000	\$ 81,075	\$ 64,723	\$ 264,202	\$ 277,168	0.953	FRMHSE	78%
											10-30-200-048	23-Apr	\$ 378,000	\$ 80,640	\$ 61,766	\$ 235,594	\$ 236,187	0.997	FRMHSE	57%
											10-35-400-053	23-May	\$ 420,000	\$ 126,297	\$ 70,061	\$ 223,642	\$ 214,546	1.042	FRMHSE	57%
											10-35-200-027	23-Sep	\$ 250,000	\$ 70,700	\$ 20,457	\$ 158,843	\$ 139,361	1.140	FRMHSE	48%
											10-20-200-023	22-May	\$ 340,000	\$ 68,180	\$ 16,504	\$ 255,316	\$ 206,463	1.237	FRMHSE	55%
											10-32-400-017	14-Jun	\$ 340,000	\$ 66,720	\$ -	\$ 273,280	\$ 218,852	1.249	FRMHSE	65%
											10-24-101-014	30-Aug	\$ 404,900	\$ 54,567	\$ -	\$ 350,333	\$ 269,668	1.299	FRMHSE	58%
																\$ 2,229,823.0	\$ 2,236,987.0	0.997		

OUTLIER									
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD
10-03-200-023	24-Jun	\$ 425,000	\$ 79,520	\$ -	\$ 345,480	\$ 243,038	1.422	1.5 STY	64%

E.C.F.s for Neighborhood: 00101 'AGRICULTURAL '

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.830	0.830	0.830	0.830	0.830	0.830
2 STORY		0.907	0.907	0.907	0.907	0.907	0.907
1.5 STORY		0.968	0.968	0.968	0.968	0.968	0.968
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		0.907	0.907	0.907	0.907	0.907	0.907
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.997	0.997	0.997	0.997	0.997	0.997
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		0.907	0.907	0.907	0.907	0.907	0.907
1.75 STORY		0.968	0.968	0.968	0.968	0.968	0.968
1.25 STORY		0.830	0.830	0.830	0.830	0.830	0.830
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 0.907
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

2025 HOMETOWN VILLAGE ECF

0.858

11-201 & 11-202

NEIGH: 002

SEE COMPUTER ANALYSIS IN BOOK

2021 ECF	
1 STY	0.718
2 STY	0.707

2022 ECF .726

2023 ECF .824

2024 ECF	
1 STY	0.751
2 STY	0.841

STYLE	ECF
2	0.718
2	0.721
2	0.731
2	0.746
2	0.804
1	0.820
2	0.828
2	0.836
1.5	0.855
2	0.864
2	0.867
2	0.876
2	0.876
2	0.882
2	0.896
2	0.898
2	0.937
2	0.944
1	0.970
2	0.975
2	1.179

Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	0.858	0.858	0.858	0.858	0.858	0.858
1.25 STORY	0.858	0.858	0.858	0.858	0.858	0.858
1.5 STORY	0.858	0.858	0.858	0.858	0.858	0.858
1.75 STORY	0.858	0.858	0.858	0.858	0.858	0.858
2 STORY	0.858	0.858	0.858	0.858	0.858	0.858
BI-LEVEL	0.858	0.858	0.858	0.858	0.858	0.858
CONDO	0.858	0.858	0.858	0.858	0.858	0.858
DUPLEX	0.858	0.858	0.858	0.858	0.858	0.858
FARMHOUSE	0.858	0.858	0.858	0.858	0.858	0.858
LOG HOME	0.858	0.858	0.858	0.858	0.858	0.858
MANUFACTURED	0.858	0.858	0.858	0.858	0.858	0.858
MOBILE HOME	0.858	0.858	0.858	0.858	0.858	0.858
MODULAR	0.858	0.858	0.858	0.858	0.858	0.858
QUAD-LEVEL	0.858	0.858	0.858	0.858	0.858	0.858
TRI-LEVEL	0.858	0.858	0.858	0.858	0.858	0.858

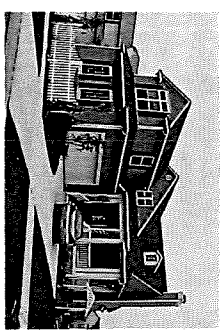
E.C.F.s for Neighborhood: 002 'HOMETOWN VILLAGE 1'

Residential : 0.858
Town Homes/Duplexes: 0.858
Mobile Homes : 0.858
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

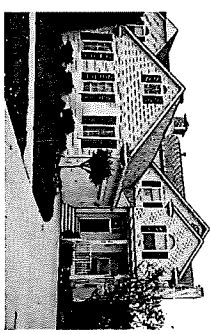
(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 002.HOMETOWN VILLAGE 1

177 PENOBSCOT DR
Parcel Number 4710-11-202-100
Occupancy Single Family
Style 2 STORY
Valid Sale 07/05/2022 002
%Good 82
Class 407
AdjSalePrice 365,000
ResidualValue 299,500
CostByManual 345,531
LandValue 65,500
E.C.F. 0.867



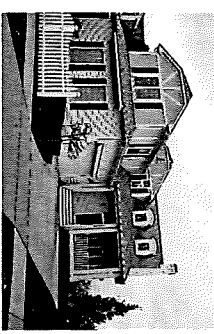
1300 HUDSON DR
Parcel Number 4710-11-201-055
Occupancy Single Family
Style 2 STORY
Valid Sale 06/30/2022 002
%Good 80
Class 407
AdjSalePrice 315,000
ResidualValue 249,500
CostByManual 266,267
LandValue 65,500
E.C.F. 0.937



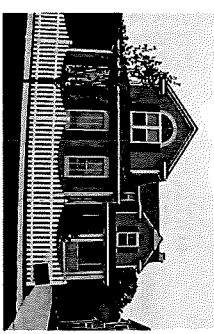
1233 HUDSON DR
Parcel Number 4710-11-201-022
Occupancy Single Family
Style 2 STORY
Valid Sale 06/17/2022 002
%Good 90
Class 407
AdjSalePrice 385,000
ResidualValue 327,400
CostByManual 371,024
LandValue 57,600
E.C.F. 0.882



1118 HUDSON DR
Parcel Number 4710-11-201-034
Occupancy Single Family
Style 2 STORY
Valid Sale 05/27/2022 002
%Good 79
Class 407
AdjSalePrice 375,000
ResidualValue 309,500
CostByManual 317,561
LandValue 65,500
E.C.F. 0.975



216 PENOBSCOT DR
Parcel Number 4710-11-202-114
Occupancy Single Family
Style 2 STORY
Valid Sale 05/23/2022 002
%Good 82
Class 407
AdjSalePrice 380,000
ResidualValue 314,500
CostByManual 379,866
LandValue 65,500
E.C.F. 0.828



Neighborhoods Used: 002.HOMETOWN VILLAGE 1

1181 PORTSMOUTH DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-201-080 07/26/2023 002 407 340,000 59,245
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 82 280,755 324,957 0.864



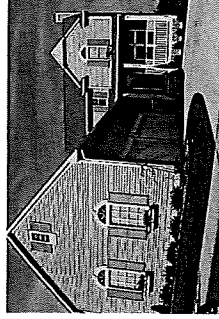
88 CHAMPLAIN BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-201-004 07/06/2023 002 407 352,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 89 294,400 327,698 0.898



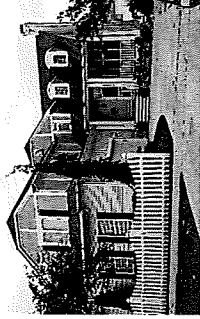
1317 HUDSON DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-201-015 05/01/2023 002 407 365,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 80 307,400 325,768 0.944



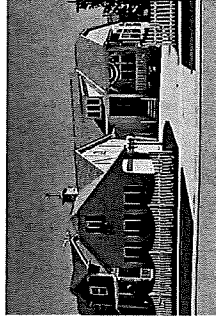
156 PENOBSCOT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-202-104 03/29/2023 002 407 360,000 65,500
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 82 294,500 408,502 0.721



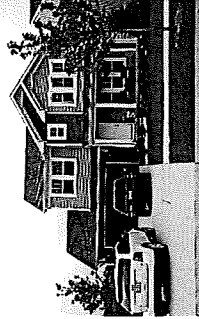
1125 HUDSON DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-201-031 12/12/2022 002 407 349,900 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 90 292,300 333,772 0.876



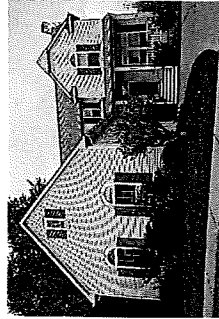
1173 HUDSON DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-201-027 11/03/2022 002 407 370,500 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 312,900 381,566 0.820



245 MERRIMACK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-202-162 09/16/2022 002 407 372,900 65,500
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 90 307,400 420,415 0.731

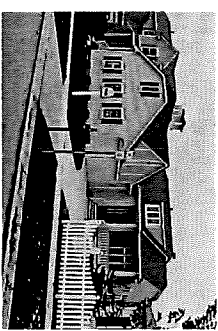


1152 HUDSON DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-201-039 09/01/2022 002 407 330,000 65,500
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 79 264,500 354,600 0.746

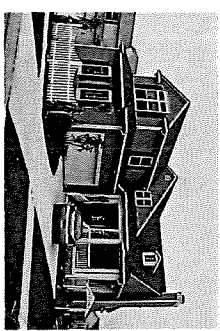


Neighborhoods Used: 002.HOMETOWN VILLAGE 1

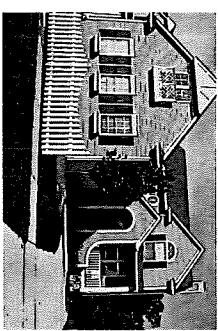
1240 HUDSON DR
Parcel Number 4710-11-201-050
Occupancy Single Family
Style 1 STORY
Valid Sale 09/17/2024
%Good 81
Class 407
AdjSalePrice 410,000
LandValue 57,600
ResidualValue 352,400
CostByManual 363,236
E.C.F. 0.970



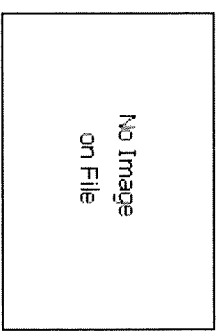
177 PENOBSCOT DR
Parcel Number 4710-11-202-100
Occupancy Single Family
Style 2 STORY
Valid Sale 08/27/2024
%Good 82
Class 407
AdjSalePrice 375,000
LandValue 65,500
ResidualValue 309,500
CostByManual 345,531
E.C.F. 0.896



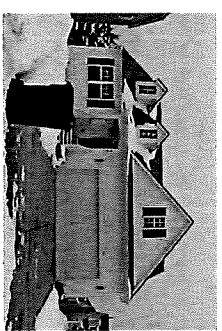
210 PENOBSCOT DR
Parcel Number 4710-11-202-113
Occupancy Single Family
Style 2 STORY
Valid Sale 08/13/2024
%Good 81
Class 407
AdjSalePrice 400,000
LandValue 65,500
ResidualValue 334,500
CostByManual 400,149
E.C.F. 0.836



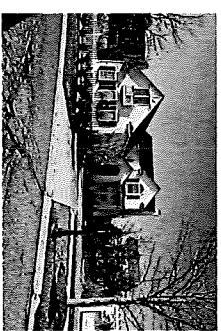
1157 YORK AVE
Parcel Number 4710-11-202-096
Occupancy Single Family
Style 2 STORY
Valid Sale 07/11/2024
%Good 81
Class 407
AdjSalePrice 400,000
LandValue 67,201
ResidualValue 332,799
CostByManual 380,089
E.C.F. 0.876



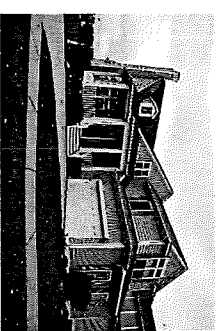
66 CHAMPLAIN BLVD
Parcel Number 4710-11-201-002
Occupancy Single Family
Style 1.5 STORY
Valid Sale 07/08/2024
%Good 83
Class 407
AdjSalePrice 330,000
LandValue 59,600
ResidualValue 270,400
CostByManual 316,230
E.C.F. 0.855



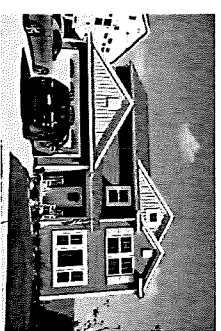
124 CHAMPLAIN BLVD
Parcel Number 4710-11-201-007
Occupancy Single Family
Style 2 STORY
Valid Sale 05/14/2024
%Good 78
Class 407
AdjSalePrice 405,000
LandValue 57,600
ResidualValue 347,400
CostByManual 431,915
E.C.F. 0.804



1113 HUDSON DR
Parcel Number 4710-11-201-032
Occupancy Single Family
Style 2 STORY
Valid Sale 02/28/2024
%Good 79
Class 407
AdjSalePrice 400,000
LandValue 57,600
ResidualValue 342,400
CostByManual 290,483
E.C.F. 1.179



230 MERRIMACK DR
Parcel Number 4710-11-202-144
Occupancy Single Family
Style 2 STORY
Valid Sale 07/31/2023
%Good 91
Class 407
AdjSalePrice 385,000
LandValue 57,600
ResidualValue 327,400
CostByManual 455,689
E.C.F. 0.718



2025 S OAK, MAR KNOLL, SIERRA GRANDE, ROLLING ACRES
1 & 1.25 STORY = 1.033: 1.5 & 1.75 STY = 1.032 2 STORY = .979: QUAD/TRI = .922

2022 ECF: 1 STY = .937: 2 STY = .984	2023 ECF: 1 STY = .970: 2 STY = 1.063
2024 ECF: 1 STY = 1.071: 1.5 /1.75 STY 1.012: 2 STY .956	

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
0.882	1
1.01	1
1.036	1
1.047	1
1.215	1

ECF	STY HT
0.882	1
1.01	1
1.215	1
1.036	1
1.047	1
1.039	1.5
0.884	1.5
1.104	1.5
1.096	1.75
1.042	2
1.052	2
0.949	2
0.947	2
0.907	2
0.956	QUAD
0.900	TRI

ECF	STY HT
0.884	1.5
1.039	1.5
1.096	1.75
1.104	1.5

\$ 1,407,548	\$ 1,435,932	1.020
\$ 256,743	\$ 281,300	1.096
\$ 1,664,291	\$ 1,717,232	1.032

ECF	STY HT
0.907	2
0.947	2
0.949	2
0.993	2
1.042	2
1.052	2

ECF	STY HT
0.956	QUAD
0.900	TRI

\$ 216,882	\$ 207,400	0.956
\$ 346,818	\$ 312,092	0.900
\$ 563,700	\$ 519,492	0.922

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	1.033	1.033	1.033	1.033	1.033	1.033
2 STORY	0.979	0.979	0.979	0.979	0.979	0.979
1.5 STORY	1.032	1.032	1.032	1.032	1.032	1.032
BI-LEVEL	1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL	0.922	0.922	0.922	0.922	0.922	0.922
DUPLEX	1.033	1.033	1.033	1.033	1.033	1.033
QUAD-LEVEL	0.922	0.922	0.922	0.922	0.922	0.922
MANUFACTURED	1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE	0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME	0.916	0.916	0.916	0.916	0.916	0.916
CONDO	1.033	1.033	1.033	1.033	1.033	1.033
1.75 STORY	1.032	1.032	1.032	1.032	1.032	1.032
1.25 STORY	1.033	1.033	1.033	1.033	1.033	1.033
MODULAR	1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME	1.038	1.038	1.038	1.038	1.038	1.038

E.C.F.s for Neighborhood: 003 'S OAKS SIERRA GRANDE ROL ACS MAR KNOLL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		1.033	1.033	1.033	1.033	1.033	1.033
2 STORY		0.979	0.979	0.979	0.979	0.979	0.979
1.5 STORY		1.032	1.032	1.032	1.032	1.032	1.032
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		0.922	0.922	0.922	0.922	0.922	0.922
DUPLEX		1.033	1.033	1.033	1.033	1.033	1.033
QUAD-LEVEL		0.922	0.922	0.922	0.922	0.922	0.922
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		1.033	1.033	1.033	1.033	1.033	1.033
1.75 STORY		1.032	1.032	1.032	1.032	1.032	1.032
1.25 STORY		1.033	1.033	1.033	1.033	1.033	1.033
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 0.979
 Mobile Homes : 1.038
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.701
 Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

10/28/2024
01:05 PM

ECF Analysis for: 4710 - MARION TOWNSHIP

Page: 3/5
DB: Marion Twp 2025

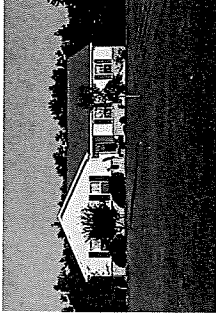
Neighborhoods Used: 003.S OAKS SIERRA GRANDE ROL ACS MAR KNOLL

5372 UNIVERSE AVE	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		05/10/2022		401	560,000	59,500
4710-34-201-025						E.C.F.
Occupancy	Style	%Good	ResidualValue	CostBYManual		1.104
Single Family	1.5 STORY	80	500,500	453,531		



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

5817 CARTER CT
 Parcel Number 4710-35-402-004
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 11/09/2022 003
 %Good 76
 ** Class 407
 ResidualValue 297,000
 CostByManual 244,425
 AdjSalePrice 357,000
 LandValue 60,000
 E.C.F. 1.215



5403 LENARD CIR
 Parcel Number 4710-34-201-009
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 11/04/2022 003
 %Good 74
 ** Class 401
 ResidualValue 355,500
 CostByManual 374,561
 AdjSalePrice 425,000
 LandValue 69,500
 E.C.F. 0.949



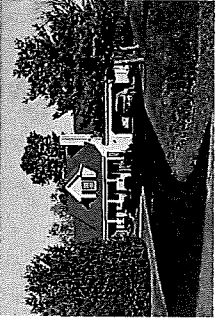
5117 OAK BARK CT
 Parcel Number 4710-35-202-012
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 10/14/2022 003
 %Good 78
 ** Class 401
 ResidualValue 365,000
 CostByManual 385,517
 AdjSalePrice 425,000
 LandValue 60,000
 E.C.F. 0.947



4771 SIERRA DR
 Parcel Number 4710-26-301-025
 Occupancy Single Family
 Style TRI-LEVEL
 ** Valid Sale 10/03/2022 003
 %Good 83
 ** Class 401
 ResidualValue 312,092
 CostByManual 346,818
 AdjSalePrice 389,000
 LandValue 76,908
 E.C.F. 0.900



4751 SIERRA DR
 Parcel Number 4710-26-301-024
 Occupancy Single Family
 Style 1.75 STORY
 ** Valid Sale 09/06/2022 003
 %Good 78
 ** Class 401
 ResidualValue 281,300
 CostByManual 256,743
 AdjSalePrice 352,500
 LandValue 71,200
 E.C.F. 1.096



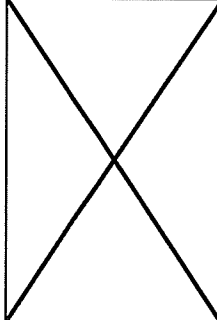
5293 LENARD CIR
 Parcel Number 4710-34-201-004
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 08/01/2022 003
 %Good 74
 ** Class 401
 ResidualValue 419,500
 CostByManual 462,735
 AdjSalePrice 489,000
 LandValue 69,500
 E.C.F. 0.907



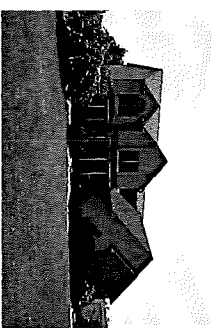
5250 LENARD CIR
 Parcel Number 4710-34-201-020
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 05/16/2022 003
 %Good 76
 ** Class 401
 ResidualValue 340,500
 CostByManual 328,674
 AdjSalePrice 400,000
 LandValue 59,500
 E.C.F. 1.036



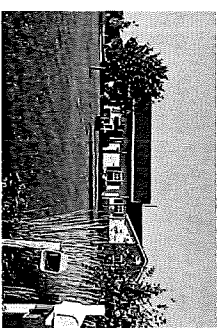
5089 EDWARD JAMES DR
 Parcel Number 4710-27-402-007
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 05/11/2022 003
 %Good 73
 ** Class 407
 ResidualValue 250,500
 CostByManual 239,286
 AdjSalePrice 320,000
 LandValue 69,500
 E.C.F. 1.047



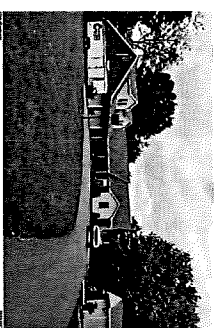
111 OAK BARRK DR
Parcel Number 4710-35-202-014
Occupancy Single Family
Style 2 STORY
Valid Sale 10/10/2024 003
%Good 75
Class 401
AdjSalePrice 475,000
ResidualValue 415,000
CostByManual 417,849
LandValue 60,000
E.C.F. 0.993



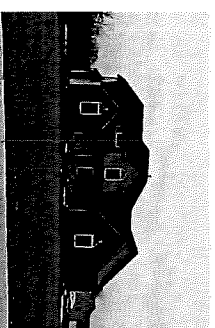
5675 CARTER CT
Parcel Number 4710-35-402-012
Occupancy Single Family
Style 1 STORY
Valid Sale 09/20/2024 003
%Good 75
Class 407
AdjSalePrice 300,000
ResidualValue 240,000
CostByManual 272,053
LandValue 60,000
E.C.F. 0.882



2420 KURI LN
Parcel Number 4710-27-403-016
Occupancy Single Family
Style 1.5 STORY
Valid Sale 06/27/2024 003
%Good 78
Class 407
AdjSalePrice 804,000
ResidualValue 617,183
CostByManual 594,070
LandValue 186,817
E.C.F. 1.039



71 OAK BARRK DR
Parcel Number 4710-35-202-015
Occupancy Single Family
Style 2 STORY
Valid Sale 04/23/2024 003
%Good 75
Class 401
AdjSalePrice 505,000
ResidualValue 445,000
CostByManual 427,084
LandValue 60,000
E.C.F. 1.042



5213 UNIVERSE AVE
Parcel Number 4710-34-201-002
Occupancy Single Family
Agricultural Buildings:
Style 1 STORY
ResidualValue 76
CostByManual 367,644
E.C.F. 1.010
Valid Sale 03/08/2024 003
%Good 76
Class 401
AdjSalePrice 435,000
ResidualValue 367,644
CostByManual 363,944
LandValue 59,500
E.C.F. 1.010



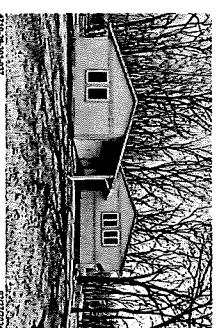
5193 EDWARD JAMES DR
Parcel Number 4710-27-402-011
Occupancy Single Family
Style 2 STORY
Valid Sale 11/07/2023 003
%Good 78
Class 407
AdjSalePrice 416,000
ResidualValue 356,500
CostByManual 338,879
LandValue 59,500
E.C.F. 1.052



4928 YAX POINTE DR
Parcel Number 4710-27-403-008
Occupancy Single Family
Style 1.5 STORY
Valid Sale 10/04/2023 003
%Good 76
Class 407
AdjSalePrice 380,000
ResidualValue 318,249
CostByManual 359,948
LandValue 61,751
E.C.F. 0.884



4661 SIERRA DR
Parcel Number 4710-26-301-037
Occupancy Single Family
Style QUAD-LEVEL
Valid Sale 11/29/2022 003
%Good 59
Class 401
AdjSalePrice 290,000
ResidualValue 207,400
CostByManual 216,881
LandValue 82,600
E.C.F. 0.956



2025 TURTLE CREEK, TIMBERS & GEORGETOWN

ECF = .886 (USE TWP WIDE FOR OTHER STYLES)

SEE COMPUTER SHEETS IN BOOK

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

OUTLIER UNDER .65

Single Family Economic Condition Factors ×

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	0.886	0.886	0.886	0.886	0.886	0.886
2 STORY	0.886	0.886	0.886	0.886	0.886	0.886
1.5 STORY	0.886	0.886	0.886	0.886	0.886	0.886
BI-LEVEL	1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX	0.886	0.886	0.886	0.886	0.886	0.886
QUAD-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED	1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE	0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME	0.916	0.916	0.916	0.916	0.916	0.916
CONDO	0.886	0.886	0.886	0.886	0.886	0.886
1.75 STORY	0.886	0.886	0.886	0.886	0.886	0.886
1.25 STORY	0.886	0.886	0.886	0.886	0.886	0.886
MODULAR	1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME	1.038	1.038	1.038	1.038	1.038	1.038

Close

E.C.F.s for Neighborhood: 004 'TURTLE CREEK & TIMBERS GEORGETWN'

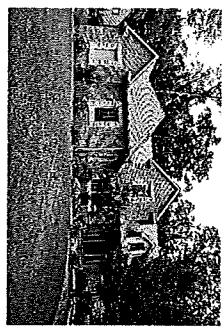
Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.886	0.886	0.886	0.886	0.886	0.886
2 STORY		0.886	0.886	0.886	0.886	0.886	0.886
1.5 STORY		0.886	0.886	0.886	0.886	0.886	0.886
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		0.886	0.886	0.886	0.886	0.886	0.886
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		0.886	0.886	0.886	0.886	0.886	0.886
1.75 STORY		0.886	0.886	0.886	0.886	0.886	0.886
1.25 STORY		0.886	0.886	0.886	0.886	0.886	0.886
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 0.886
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 004.TURTLE CREEK & TIMBERS GEORGETWN

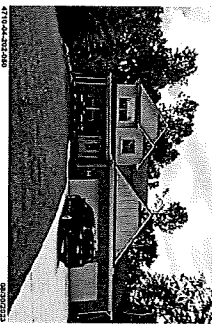
447 TIMBERMILL LN
 Parcel Number 4710-04-103-007
 Occupancy Single Family
 Style 2 STORY
 Valid Sale 04/25/2024 004
 %Good 92
 Class 407
 AdjSalePrice 702,000
 LandValue 84,358
 ResidualValue 617,642
 CostByManual 673,150
 E.C.F. 0.918



3141 PAINTED DR
 Parcel Number 4710-04-200-028
 Occupancy Single Family
 Style 1 STORY
 Valid Sale 12/01/2023 004
 %Good 89
 Class 401
 AdjSalePrice 550,000
 LandValue 60,000
 ResidualValue 490,000
 CostByManual 516,858
 E.C.F. 0.948



3015 PAINTED DR
 Parcel Number 4710-04-202-050
 Occupancy Single Family
 Style 2 STORY
 Valid Sale 08/10/2023 004
 %Good 98
 Class 407
 AdjSalePrice 456,490
 LandValue 76,200
 ResidualValue 380,290
 CostByManual 485,257
 E.C.F. 0.784



401 TORTOISE DR
 Parcel Number 4710-04-202-057
 Occupancy Single Family
 Style 1.5 STORY
 Valid Sale 07/05/2023 004
 %Good 78
 Class 407
 AdjSalePrice 475,000
 LandValue 79,754
 ResidualValue 395,246
 CostByManual 525,323
 E.C.F. 0.752



3750 HIGH HILLCREST DR
 Parcel Number 4710-09-200-003
 Occupancy Single Family
 Style 1.5 STORY
 Agricultural Buildings:
 ResidualValue 57066
 CostByManual 57418
 E.C.F. 0.994
 Valid Sale 04/25/2023 004
 %Good 93
 Class 401
 AdjSalePrice 806,694
 LandValue 145,780
 ResidualValue 603,848
 CostByManual 607,568
 E.C.F. 0.994



3029 RIDLEY WAY
 Parcel Number 4710-04-202-001
 Occupancy Single Family
 Style 2 STORY
 Valid Sale 09/01/2022 004
 %Good 78
 Class 407
 AdjSalePrice 350,000
 LandValue 76,200
 ResidualValue 273,800
 CostByManual 429,534
 E.C.F. 0.637



E.C.F.s for Neighborhood: 009 'BLOSSOM FARMS/CEDAR CREEK'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.934	0.934	0.934	0.934	0.934	0.934
1.25 STORY		0.934	0.934	0.934	0.934	0.934	0.934
1.5 STORY		0.934	0.934	0.934	0.934	0.934	0.934
1.75 STORY		0.934	0.934	0.934	0.934	0.934	0.934
2 STORY		0.934	0.934	0.934	0.934	0.934	0.934
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
CONDO		0.934	0.934	0.934	0.934	0.934	0.934
DUPLEX		0.934	0.934	0.934	0.934	0.934	0.934
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115

Town Homes/Duplexes: 0.934
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
1.25 STORY	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
1.5 STORY	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
1.75 STORY	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
2 STORY	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
BI-LEVEL	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
CONDO	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
DUPLX	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
FARMHOUSE	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
LOG HOME	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
MANUFACTURED	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
MOBILE HOME	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
MODULAR	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
QUAD-LEVEL	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
TRI-LEVEL	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710	3,894,710
Total Single Family Costs by Manual : 3,894,710						
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
1 STORY	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
1.25 STORY	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
1.5 STORY	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
1.75 STORY	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
2 STORY	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
BI-LEVEL	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
CONDO	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
DUPLX	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
FARMHOUSE	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
LOG HOME	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
MANUFACTURED	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
MOBILE HOME	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
MODULAR	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
QUAD-LEVEL	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
TRI-LEVEL	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204	3,637,204
Total Single Family Sale Residual Values : 3,637,204						
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
10	2	5.16	7.65	1.008
After Application of E.C.F.s 5.18 7.64 1.008				

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
1.25 STORY	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
1.5 STORY	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
1.75 STORY	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
2 STORY	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
BI-LEVEL	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
CONDO	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
DUPLX	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
FARMHOUSE	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
LOG HOME	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
MANUFACTURED	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
MOBILE HOME	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
MODULAR	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
QUAD-LEVEL	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)
TRI-LEVEL	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)	0.934(10)

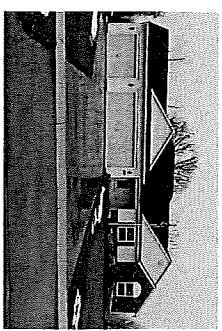
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Overall

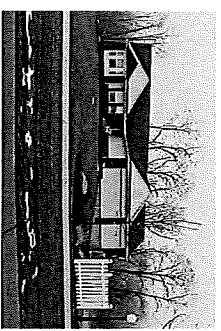
934

Neighborhoods Used: 009.BLOSSOM FARMS/CEDAR CREEK

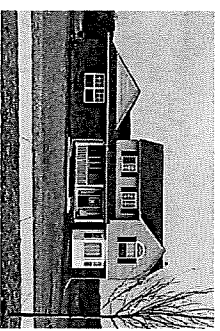
2915 WHEAT VALLEY DR
Parcel Number 4710-15-301-045
Occupancy Single Family
Style 1 STORY
Valid Sale 09/20/2024 009
%Good 81
Class 401
AdjSalePrice 518,900
LandValue 65,000
ResidualValue 453,900
CostByManual 436,831
E.C.F. 1.039



3029 WHEAT VALLEY DR
Parcel Number 4710-15-301-020
Occupancy Single Family
Style 1 STORY
Valid Sale 08/01/2024 009
%Good 81
Class 401
AdjSalePrice 425,000
LandValue 65,000
ResidualValue 360,000
CostByManual 375,558
E.C.F. 0.959



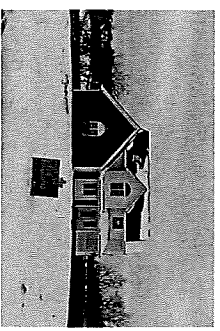
2817 WHEAT VALLEY DR
Parcel Number 4710-15-300-019
Occupancy Single Family
Style 2 STORY
Valid Sale 07/25/2024 009
%Good 81
Class 401
AdjSalePrice 425,000
LandValue 65,000
ResidualValue 360,000
CostByManual 374,332
E.C.F. 0.962



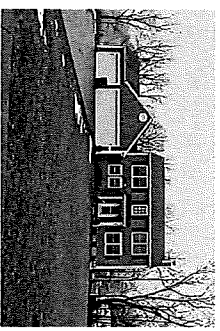
3274 PRESCOTT DR
Parcel Number 4710-16-202-006
Occupancy Single Family
Style 2 STORY
Valid Sale 05/19/2023 009
%Good 90
Class 407
AdjSalePrice 450,000
LandValue 60,000
ResidualValue 390,000
CostByManual 416,356
E.C.F. 0.937



2478 RIDGEWOOD DR
Parcel Number 4710-16-202-030
Occupancy Single Family
Style 2 STORY
Valid Sale 02/14/2023 009
%Good 80
Class 407
AdjSalePrice 350,000
LandValue 60,000
ResidualValue 290,000
CostByManual 329,286
E.C.F. 0.881



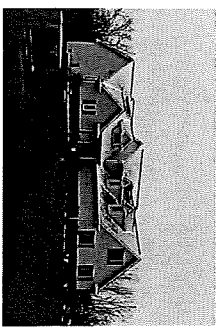
2901 BLOSSOM FARMS DR
Parcel Number 4710-15-301-006
Occupancy Single Family
Style 2 STORY
Valid Sale 11/15/2022 009
%Good 83
Class 401
AdjSalePrice 369,000
LandValue 60,000
ResidualValue 309,000
CostByManual 391,415
E.C.F. 0.789



2865 BLOSSOM FARMS DR
Parcel Number 4710-15-301-008
Occupancy Single Family
Style 2 STORY
Valid Sale 09/29/2022 009
%Good 78
Class 401
AdjSalePrice 350,000
LandValue 60,000
ResidualValue 290,000
CostByManual 352,783
E.C.F. 0.822



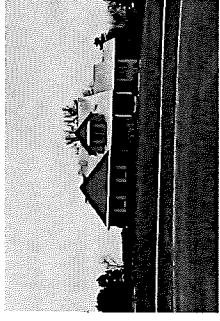
3177 PRESCOTT DR
Parcel Number 4710-16-202-021
Occupancy Single Family
Style 2 STORY
Valid Sale 09/02/2022 009
%Good 78
Class 407
AdjSalePrice 453,000
LandValue 60,000
ResidualValue 393,000
CostByManual 406,573
E.C.F. 0.967



Neighborhoods Used: 009.BLOSSOM FARMS/CEDAR CREEK

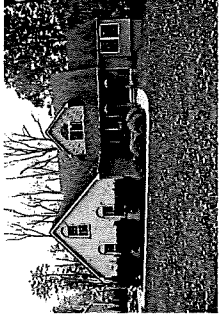
2500 RIDGEWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-16-202-029		05/19/2022		407	473,000	60,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	78	413,000	421,519	0.980		



3592 PRESCOTT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-16-202-054		04/22/2022		407	440,000	61,696
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	82	378,304	390,058	0.970		



E.C.F.s for Neighborhood: 010 'PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		1.156	1.156	1.156	1.156	1.156	1.156
2 STORY		1.033	1.033	1.033	1.033	1.033	1.033
1.5 STORY		1.249	1.249	1.249	1.249	1.249	1.249
BI-LEVEL		1.130	1.130	1.130	1.130	1.130	1.130
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		1.156	1.156	1.156	1.156	1.156	1.156
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		1.156	1.156	1.156	1.156	1.156	1.156
1.75 STORY		1.033	1.033	1.033	1.033	1.033	1.033
1.25 STORY		1.249	1.249	1.249	1.249	1.249	1.249
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 1.033
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

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

Single Family Computed Costs by Manual		Single Family Sale Residual Values	
* Style *	91..100	81..90	71..80
1 STORY	4,962,157	4,962,157	4,962,157
1.25 STORY	0	0	0
1.5 STORY	555,808	555,808	555,808
1.75 STORY	0	0	0
2 STORY	1,943,467	1,943,467	1,943,467
BI-LEVEL	463,539	463,539	463,539
CONDO	0	0	0
DUPLEX	0	0	0
FARMHOUSE	0	0	0
LOG HOME	0	0	0
MANUFACTURED	0	0	0
MOBILE HOME	0	0	0
MODULAR	195,657	195,657	195,657
QUAD-LEVEL	0	0	0
TRI-LEVEL	0	0	0

Total Single Family Costs by Manual : 8,120,627
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 180,247
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values	
* Style *	91..100
1 STORY	5,737,231
1.25 STORY	0
1.5 STORY	694,122
1.75 STORY	0
2 STORY	2,007,435
BI-LEVEL	523,737
CONDO	0
DUPLEX	0
FARMHOUSE	0
LOG HOME	0
MANUFACTURED	0
MOBILE HOME	0
MODULAR	214,408
QUAD-LEVEL	0
TRI-LEVEL	0

Total Single Family Sale Residual Values : 9,176,933
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 221,359
 Total Commercial Sale Residual Values : 0

Es - outliers under .800

Statistics for this Analysis	
# Valid Sales	23
# Invalid Sales	10
After Application of E.C.F.s	9.64
Coefficient of Dispersion (%)	10.81
Coefficient of Variation (%)	13.45
Price Related Differential	0.991
	0.988

Economic Condition Factor Estimates (# of data points)

Style	Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
* Style *	91..100	81..90	71..80	61..70
1 STORY	1.156(13)	1.156(13)	1.156(13)	1.156(13)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	1.249(2)	1.249(2)	1.249(2)	1.249(2)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.033(5)	1.033(5)	1.033(5)	1.033(5)
BI-LEVEL	1.130(2)	1.130(2)	1.130(2)	1.130(2)
CONDO	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)
FARMHOUSE	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)
MANUFACTURED	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)
MODULAR	1.096(1)	1.096(1)	1.096(1)	1.096(1)
QUAD-LEVEL	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)

Single Family E.C.F. : 1.130 (23)

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

Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.036 (10)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>>>>>>>>>>>>>>>>

Starting Date: 04/01/2022
 Ending Date: 10/28/2024
 Terms Selected: 3
 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): 010 - PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK

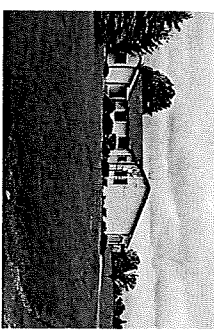
Max # of Res. Buildings: 2	Minimum E.C.F. (Residential): 0.30
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.30
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

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

3080 COMBINE CT
Parcel Number 4710-28-200-039
Occupancy Single Family
Style 1 STORY
Valid Sale 07/29/2024 010
%Good 84
ResidualValue 805,283
CostByManual 780,964
LandValue 94,717
E.C.F. 1.031



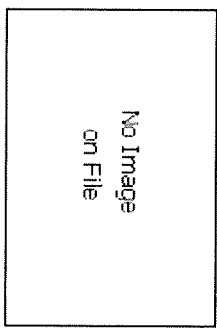
2888 HIGH MEADOWS DR
Parcel Number 4710-34-100-026
Occupancy Single Family
Style 1 STORY
Valid Sale 06/19/2024 010
%Good 74
ResidualValue 358,092
CostByManual 247,860
LandValue 74,908
E.C.F. 1.445



3922 WINTERWOOD DR
Parcel Number 4710-24-400-006
Occupancy Single Family
Style 1 STORY
Agricultural Buildings:
Valid Sale 06/17/2024 010
%Good 62
ResidualValue 370,599
CostByManual 384,318
LandValue 138,792
E.C.F. 0.964
ResidualValue 35609
CostByManual 36927
E.C.F. 0.964



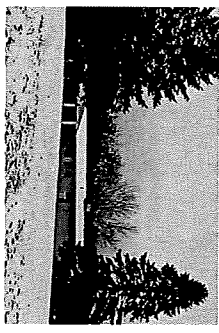
355 DINKEL DR
Parcel Number 4710-35-400-021
Occupancy Single Family
Style 1 STORY
Agricultural Buildings:
Valid Sale 06/06/2024 010
%Good 59
ResidualValue 253,603
CostByManual 136,298
LandValue 92,535
E.C.F. 1.861
ResidualValue 28862
CostByManual 15512
E.C.F. 1.861



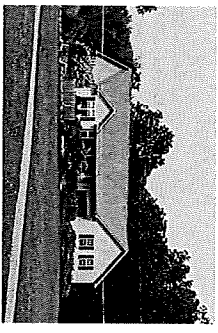
3620 EMBASSY DR
Parcel Number 4710-20-300-009
Occupancy Single Family
Style 1 STORY
Agricultural Buildings:
Valid Sale 05/31/2024 010
%Good 65
ResidualValue 405,908
CostByManual 291,480
LandValue 137,533
E.C.F. 1.393
ResidualValue 31559
CostByManual 22662
E.C.F. 1.393



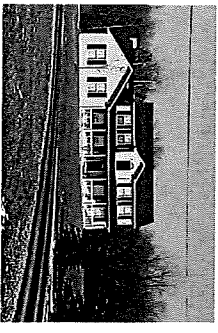
200 DINKEL DR
Parcel Number 4710-35-400-062
Occupancy Single Family
Style 1 STORY
Valid Sale 05/31/2024 010
%Good 74
ResidualValue 438,015
CostByManual 410,274
LandValue 111,885
E.C.F. 1.068



3944 LOVES CREEK DR
Parcel Number 4710-21-100-028
Occupancy Single Family
Style 1 STORY
Agricultural Buildings:
Valid Sale 05/23/2024 010
%Good 74
ResidualValue 332,401
CostByManual 210,514
LandValue 91,728
E.C.F. 1.579
ResidualValue 30871
CostByManual 19551
E.C.F. 1.579



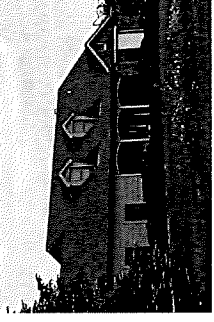
210 DARVALE DR
Parcel Number 4710-25-300-028
Occupancy Single Family
Style 1 STORY
Valid Sale 05/16/2024 010
%Good 78
ResidualValue 372,250
CostByManual 272,138
LandValue 53,750
E.C.F. 1.368



3810 WINTERWOOD DR
 Parcel Number 04/22/2024 010 401 AdjSalePrice LandValue
 4710-24-400-031 850,000 59,640
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 94 790,360 683,320 1.157



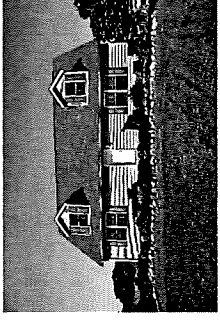
2820 HIGH MEADOWS DR
 Parcel Number 08/15/2023 010 401 AdjSalePrice LandValue
 4710-34-100-024 422,000 84,128
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 68 337,872 270,571 1.249



2145 HIDDEN VALLEY RD
 Parcel Number 07/28/2023 010 401 AdjSalePrice LandValue
 4710-10-300-009 450,000 76,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 62 373,500 411,168 0.908



4040 LOVES CREEK DR
 Parcel Number 06/19/2023 010 401 AdjSalePrice LandValue
 4710-20-200-038 294,000 79,592
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MODULAR 89 214,408 195,657 1.096



3435 SESAME DR
 Parcel Number 06/16/2023 010 401 AdjSalePrice LandValue
 4710-21-100-016 630,000 137,242
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 84 431,600 414,174 1.042
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 61158 58689 1.042



3487 SESAME DR
 Parcel Number 06/01/2023 010 401 AdjSalePrice LandValue
 4710-21-100-014 410,000 93,815
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 61 294,997 242,927 1.385
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 21188 15293 1.385



242 DARVALE DR
 Parcel Number 03/23/2023 010 401 AdjSalePrice LandValue
 4710-25-300-027 410,000 53,750
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 78 356,250 285,237 1.249



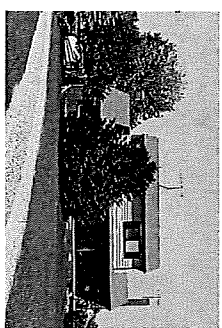
50 SMALL WAY
 Parcel Number 03/06/2023 010 401 AdjSalePrice LandValue
 4710-05-100-025 330,000 52,545
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 92 277,455 253,033 1.097



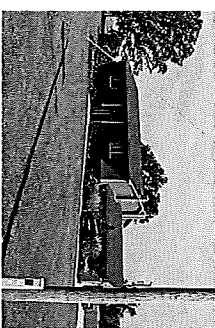
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Neighborhoods Used: 010.PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK

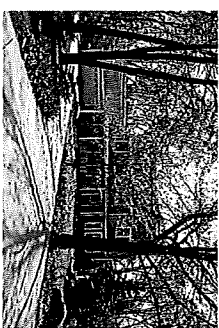
2800 CEDAR VALLEY DR
Parcel Number 2800
4710-16-400-009
Occupancy Single Family
Agricultural Buildings:
Valid Sale 01/20/2023 010
%Good
59
ResidualValue 8850
Class 401
AdjSalePrice 350,000
ResidualValue 256,705
CostByManual 9035
LandValue 84,445
E.C.F. 0.980



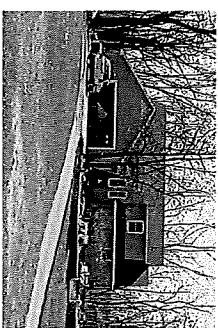
2976 HIGH MEADOWS DR
Parcel Number 4710-34-100-027
Occupancy Single Family
Style BT-LEVEL
Valid Sale 01/04/2023 010
%Good 73
ResidualValue 273,374
Class 401
AdjSalePrice 357,500
CostByManual 265,660
LandValue 84,126
E.C.F. 1.029



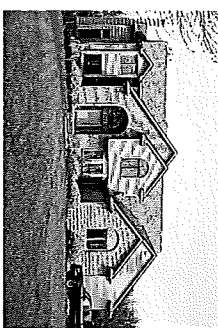
635 COBBLESTONE TRL
Parcel Number 4710-11-301-002
Occupancy Single Family
Style 2 STORY
Valid Sale 12/05/2022 010
%Good 76
ResidualValue 307,078
Class 401
AdjSalePrice 397,000
CostByManual 385,971
LandValue 89,922
E.C.F. 0.796



1818 FOX RIDGE DR
Parcel Number 4710-12-100-025
Occupancy Single Family
Style 2 STORY
Valid Sale 12/01/2022 010
%Good 77
ResidualValue 355,100
Class 401
AdjSalePrice 417,000
CostByManual 343,678
LandValue 61,900
E.C.F. 1.033



3895 WINTERWOOD DR
Parcel Number 4710-24-400-025
Occupancy Single Family
Style 2 STORY
Valid Sale 10/21/2022 010
%Good 75
ResidualValue 478,713
Class 401
AdjSalePrice 535,000
CostByManual 514,397
LandValue 56,287
E.C.F. 0.931



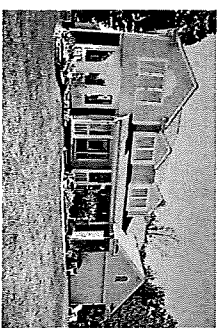
2131 LYDIA LN
Parcel Number 4710-09-300-035
Occupancy Single Family
Agricultural Buildings:
Valid Sale 09/30/2022 010
%Good 60
ResidualValue 21744
Class 401
AdjSalePrice 258,000
ResidualValue 173,596
CostByManual 32460
LandValue 62,660
E.C.F. 0.670



3703 JESSE DR
Parcel Number 4710-22-400-023
Occupancy Single Family
Style 1 STORY
Valid Sale 08/11/2022 010
%Good 97
ResidualValue 664,768
Class 401
AdjSalePrice 755,000
CostByManual 667,863
LandValue 90,232
E.C.F. 0.995

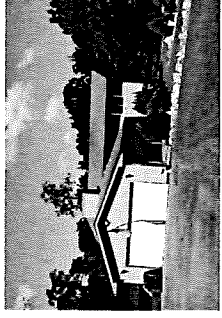


2573 CHELTENHAM KNL
Parcel Number 4710-27-100-011
Occupancy Single Family
Style 2 STORY
Valid Sale 05/31/2022 010
%Good 77
ResidualValue 485,317
Class 401
AdjSalePrice 550,000
CostByManual 409,153
LandValue 64,683
E.C.F. 1.186

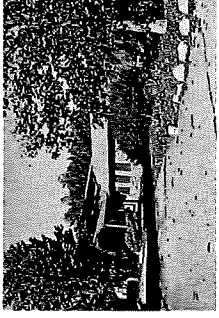


Neighborhoods Used: 010.PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK

3952 BRENT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-19-400-033 04/27/2022 010 401 315,000 61,375
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 66 250,363 197,879 1.265
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3262 2578 1.265



2044 LYDIA LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-09-300-014 04/20/2022 010 401 485,000 208,116
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 92 266,794 838,114 0.318
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10090 31698 0.318



AKA: NORTH EAST DEVELOPMENTS

2025 CRYSTAL WOOD, CRYST CT SFR & PINEBROOK MEADOW

1 STORY = .856 : 2 STORY = .842 (OTHER .848)

COMPUTER ANALYSIS IN BOOK

ECF NEIGHBORHOOD '012

03-203 PINEBROOK

2021 ECF: 1 STY .785; 2 STY .702

2024: 1 STY .875; 2 STY .830

ECF	STYLE	
0.796	1	
0.899	1	
0.905	1	
0.831	1	
0.696	2	
0.835	2	
0.818	2	
0.804	2	
0.783	2	oldest
1.018	2	NOT AS ASSESSED

ECF	STYLE	
0.796	1	
0.831	1	
0.899	1	
0.905	1	

ECF	STYLE	
0.696	2	
0.783	2	oldest
0.804	2	
0.818	2	
0.835	2	
1.018	2	+ FIN. BSMT

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	0.856	0.856	0.856	0.856	0.856	0.856
2 STORY	0.842	0.842	0.842	0.842	0.842	0.842
1.5 STORY	0.848	0.848	0.848	0.848	0.848	0.848
BI-LEVEL	0.848	0.848	0.848	0.848	0.848	0.848
TRI-LEVEL	0.848	0.848	0.848	0.848	0.848	0.848
DUPLEX	0.848	0.848	0.848	0.848	0.848	0.848
QUAD-LEVEL	0.848	0.848	0.848	0.848	0.848	0.848
MANUFACTURED	0.848	0.848	0.848	0.848	0.848	0.848
FARMHOUSE	0.848	0.848	0.848	0.848	0.848	0.848
LOG HOME	0.848	0.848	0.848	0.848	0.848	0.848
CONDO	0.848	0.848	0.848	0.848	0.848	0.848
1.75 STORY	0.848	0.848	0.848	0.848	0.848	0.848
1.25 STORY	0.848	0.848	0.848	0.848	0.848	0.848
MODULAR	0.848	0.848	0.848	0.848	0.848	0.848
MOBILE HOME	0.848	0.848	0.848	0.848	0.848	0.848

Close

E.C.F.s for Neighborhood: 012 'NORTH EAST DEVELOPMENTS'

PINEBROOK MEADOWS, CRYSTAL CT SFR, CRYSTAL WOOD II

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.856	0.856	0.856	0.856	0.856	0.856
2 STORY		0.842	0.842	0.842	0.842	0.842	0.842
1.5 STORY		0.848	0.848	0.848	0.848	0.848	0.848
BI-LEVEL		0.848	0.848	0.848	0.848	0.848	0.848
TRI-LEVEL		0.848	0.848	0.848	0.848	0.848	0.848
DUPLEX		0.848	0.848	0.848	0.848	0.848	0.848
QUAD-LEVEL		0.848	0.848	0.848	0.848	0.848	0.848
MANUFACTURED		0.848	0.848	0.848	0.848	0.848	0.848
FARMHOUSE		0.848	0.848	0.848	0.848	0.848	0.848
LOG HOME		0.848	0.848	0.848	0.848	0.848	0.848
CONDO		0.848	0.848	0.848	0.848	0.848	0.848
1.75 STORY		0.848	0.848	0.848	0.848	0.848	0.848
1.25 STORY		0.848	0.848	0.848	0.848	0.848	0.848
MODULAR		0.848	0.848	0.848	0.848	0.848	0.848
MOBILE HOME		0.848	0.848	0.848	0.848	0.848	0.848

Town Homes/Duplexes: 0.848
Mobile Homes : 0.848
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 012.NORTH EAST DEVELOPMENTS

Style *	Single Family Computed Costs by Manual	>>>>>>>>>>>>
1 STORY	91,100	81,990
1.25 STORY	1,414,133	1,414,133
1.5 STORY	0	0
1.75 STORY	0	0
2 STORY	1,916,861	1,916,861
BI-LEVEL	0	0
CONDO	0	0
DUPLEX	0	0
FARMHOUSE	0	0
LOG HOME	0	0
MANUFACTURED	0	0
MOBILE HOME	0	0
MODULAR	0	0
QUAD-LEVEL	0	0
TRI-LEVEL	0	0

Total Single Family Costs by Manual : 3,330,994
 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 *	Single Family Sale Residual Values	>>>>>>>>>>>>
1 STORY	91,100	81,990
1.25 STORY	1,210,817	1,210,817
1.5 STORY	0	0
1.75 STORY	0	0
2 STORY	1,613,341	1,613,341
BI-LEVEL	0	0
CONDO	0	0
DUPLEX	0	0
FARMHOUSE	0	0
LOG HOME	0	0
MANUFACTURED	0	0
MOBILE HOME	0	0
MODULAR	0	0
QUAD-LEVEL	0	0
TRI-LEVEL	0	0

Total Single Family Sale Residual Values : 2,824,158
 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	Statistics for this Analysis	>>>>>>>>>>>>
9	2	Coefficient of Dispersion (%)	4.03
After Application of E.C.F.'s			3.87
			5.29
			5.42
			1.003
			1.003

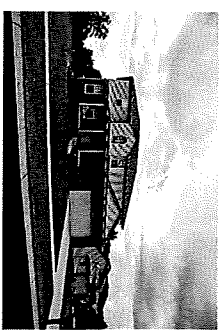
Economic Condition Factor Estimates (# of data points) >>>>>>>>>>>>

Style *	91,100	81,990	71,880	61,770	51,660	0.50
1 STORY	0.856(4)	0.856(4)	0.856(4)	0.856(4)	0.856(4)	0.856(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	0.842(5)	0.842(5)	0.842(5)	0.842(5)	0.842(5)	0.842(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)

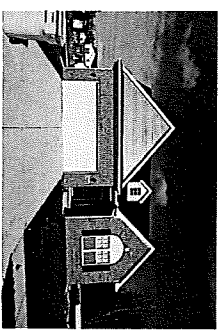
Single Family E.C.F. : 0.848 (9)

ECF Reviewed
Outlier under
FD
over 1.000

2075 PINEBROOK MEADOW CT
Parcel Number 4710-03-203-014
Occupancy Single Family
Style 2 STORY
Valid Sale 05/31/2024
%Good 012
Class 407
AdjSalePrice 466,000
LandValue 69,759
ResidualValue 396,241
CostByManual 415,017
E.C.F. 0.955



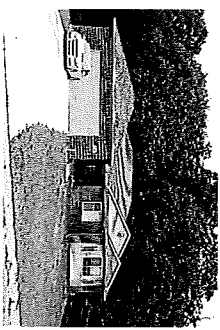
2228 CRYSTAL CROSSING DR
Parcel Number 4710-03-204-010
Occupancy Single Family
Style 1 STORY
Valid Sale 11/16/2023
%Good 012
Class 407
AdjSalePrice 349,000
LandValue 74,200
ResidualValue 274,800
CostByManual 345,081
E.C.F. 0.796



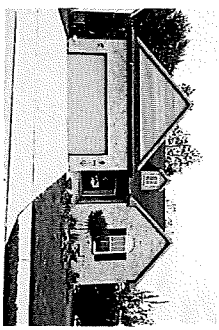
132 CRYSTAL WOOD CIR
Parcel Number 4710-03-204-013
Occupancy Single Family
Style 2 STORY
Valid Sale 11/07/2023
%Good 012
Class 407
AdjSalePrice 384,900
LandValue 74,200
ResidualValue 310,700
CostByManual 372,222
E.C.F. 0.835



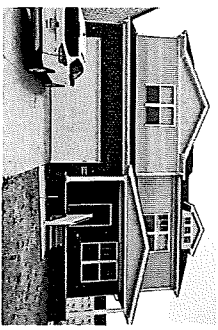
289 CRYSTAL CT
Parcel Number 4710-03-202-017
Occupancy Single Family
Style 1 STORY
Valid Sale 09/11/2023
%Good 012
Class 407
AdjSalePrice 375,000
LandValue 74,200
ResidualValue 300,800
CostByManual 334,533
E.C.F. 0.899



120 CRYSTAL WOOD CIR
Parcel Number 4710-03-204-011
Occupancy Single Family
Style 1 STORY
Valid Sale 08/07/2023
%Good 012
Class 407
AdjSalePrice 376,750
LandValue 74,200
ResidualValue 302,550
CostByManual 334,152
E.C.F. 0.905



199 CRYSTAL WOOD CIR
Parcel Number 4710-03-204-048
Occupancy Single Family
Style 2 STORY
Valid Sale 07/19/2023
%Good 012
Class 407
AdjSalePrice 392,000
LandValue 74,200
ResidualValue 317,800
CostByManual 388,282
E.C.F. 0.818



225 CRYSTAL CT
Parcel Number 4710-03-202-009
Occupancy Single Family
Style 2 STORY
Valid Sale 07/06/2023
%Good 012
Class 407
AdjSalePrice 385,000
LandValue 74,200
ResidualValue 310,800
CostByManual 386,774
E.C.F. 0.804

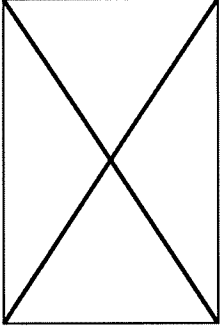


2058 PINEBROOK MEADOW CT
Parcel Number 4710-03-203-009
Occupancy Single Family
Style 1 STORY
Valid Sale 07/29/2022
%Good 012
Class 407
AdjSalePrice 410,000
LandValue 77,333
ResidualValue 332,667
CostByManual 400,368
E.C.F. 0.831



Neighborhoods Used: 012.NORTH EAST DEVELOPMENTS

192 CRYSTAL WOOD CIR	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number	06/01/2022	012	407	352,000	74,200	
4710-03-204-021	%Good	ResidualValue	CostByManual	E.C.F.		
Occupancy	91	277,800	354,566	0.783		
Single Family	2 STORY					



2025 COON LK/CNTY FM/OFF LAKE

1,1.25, 1.5 & 1.75 STY = 1.140: 2 STY = 1.031

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

FARMHOUSE: LOG

NEIGHBORHOOD 013 & 25002

ECF	STYLE
1.421	1
1.041	1
1.250	1
1.171	1
0.971	1
1.106	1
0.873	2
1.185	2
1.112	BILEVEL

newest
OLDEST

ECF	STYLE
0.971	1
1.041	1
1.106	1
1.171	1
1.250	1
1.421	1

SOLD NOT AS ASSESSED

ECF	STYLE
0.873	2
1.185	2

oldest

Single Family Economic Condition Factors ×

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	1.140	1.140	1.140	1.140	1.140	1.140
2 STORY	1.031	1.031	1.031	1.031	1.031	1.031
1.5 STORY	1.140	1.140	1.140	1.140	1.140	1.140
BI-LEVEL	1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX	1.140	1.140	1.140	1.140	1.140	1.140
QUAD-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED	1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE	0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME	0.916	0.916	0.916	0.916	0.916	0.916
CONDO	1.140	1.140	1.140	1.140	1.140	1.140
1.75 STORY	1.140	1.140	1.140	1.140	1.140	1.140
1.25 STORY	1.140	1.140	1.140	1.140	1.140	1.140
MODULAR	1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME	1.038	1.038	1.038	1.038	1.038	1.038

Close

E.C.F.s for Neighborhood: 013 'COON LAKE RD/COUNTY FARM'

COON LAKE RD SECTION 21 AND E TO WINTERWOOD, COUNTY FARM SECTIONS 15, 16, 21 AND 22

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		1.140	1.140	1.140	1.140	1.140	1.140
2 STORY		1.031	1.031	1.031	1.031	1.031	1.031
1.5 STORY		1.140	1.140	1.140	1.140	1.140	1.140
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		1.140	1.140	1.140	1.140	1.140	1.140
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		1.140	1.140	1.140	1.140	1.140	1.140
1.75 STORY		1.140	1.140	1.140	1.140	1.140	1.140
1.25 STORY		1.140	1.140	1.140	1.140	1.140	1.140
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 1.031
 Mobile Homes : 1.038
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.701
 Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

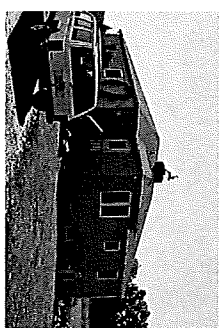
Neighborhoods Used: 013: COON LAKE RD/COUNTY FARM

1249 W COON LAKE RD
 Parcel Number 4710-26-100-010
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 03/01/2024 013
 %Good 80
 ResidualValue 314,795
 CostByManual 360,698
 LandValue 63,205
 E.C.F. 0.873

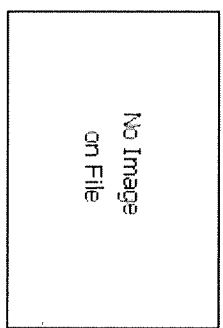


3347 COUNTY FARM RD
 Parcel Number 4710-22-100-017
 Occupancy Single Family
 Style 1 STORY
 Agricultural Buildings:
 ** Valid Sale 11/01/2023 013
 %Good 60
 ResidualValue 4821
 CostByManual 3392
 AdjSalePrice 310,000
 ResidualValue 241,379
 CostByManual 169,844
 E.C.F. 1.421
 E.C.F. 1.421

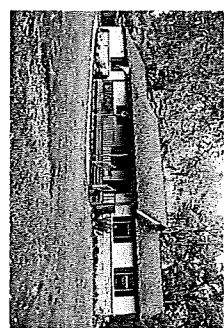
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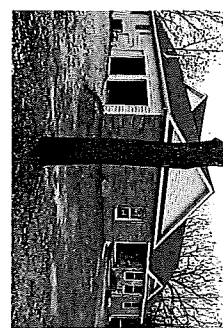
3690 W COON LAKE RD
 Parcel Number 4710-21-300-007
 Occupancy Single Family
 Style BI-LEVEL
 ** Valid Sale 09/29/2023 013
 %Good 54
 ResidualValue 187,992
 CostByManual 169,030
 LandValue 54,508
 E.C.F. 1.112



2710 W COON LAKE RD
 Parcel Number 4710-22-300-026
 Occupancy Single Family
 Style 1 STORY
 Agricultural Buildings:
 ** Valid Sale 09/21/2023 013
 %Good 82
 ResidualValue 10318
 CostByManual 9914
 AdjSalePrice 390,000
 ResidualValue 290,061
 CostByManual 278,715
 E.C.F. 1.041



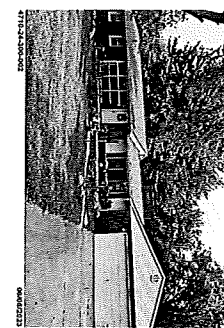
2659 W COON LAKE RD
 Parcel Number 4710-27-100-017
 Occupancy Single Family
 Style 1 STORY
 Agricultural Buildings:
 ** Valid Sale 08/04/2023 013
 %Good 82
 ResidualValue 68688
 CostByManual 54937
 AdjSalePrice 839,900
 ResidualValue 704,053
 CostByManual 563,109
 E.C.F. 1.250



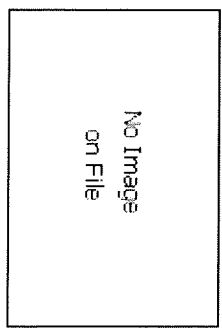
3455 W COON LAKE RD
 Parcel Number 4710-21-300-018
 Occupancy Single Family
 Style 1 STORY
 Agricultural Buildings:
 ** Valid Sale 05/24/2023 013
 %Good 81
 ResidualValue 46590
 CostByManual 39797
 AdjSalePrice 682,000
 ResidualValue 479,812
 CostByManual 409,853
 E.C.F. 1.171



235 E COON LAKE RD
 Parcel Number 4710-24-300-002
 Occupancy Single Family
 Style 1 STORY
 Agricultural Buildings:
 ** Valid Sale 10/21/2022 013
 %Good 73
 ResidualValue 19841
 CostByManual 20425
 AdjSalePrice 303,000
 ResidualValue 224,583
 CostByManual 231,199
 E.C.F. 0.971



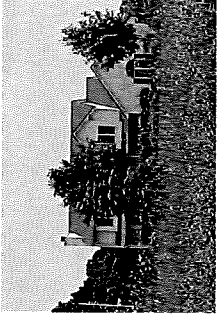
3040 W COON LAKE RD
 Parcel Number 4710-21-401-007
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 06/03/2022 013
 %Good 69
 ResidualValue 235,000
 CostByManual 212,498
 AdjSalePrice 401
 ResidualValue 112,498
 CostByManual 90,000
 E.C.F. 1.106



Neighborhoods Used: 013.COON LAKE RD/COUNTY FARM

2755 COUNTY FARM RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-15-300-013	05/16/2022	013	401	635,000	175,940	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	76	437,839	369,563	1.185	
Agricultural Buildings:	ResidualValue	CostByManual	17912	1.185		
	21221					



Neighborhoods Used: 013.COON LAKE RD/COUNTY FARM

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,865,218	1,865,218	1,865,218	1,865,218	1,865,218	1,865,218
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	730,262	730,262	730,262	730,262	730,262	730,262
BI-LEVEL	169,030	169,030	169,030	169,030	169,030	169,030
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 : 2,764,510
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 146,377
 Total Commercial Costs by Manual : 0

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,174,888	2,174,888	2,174,888	2,174,888	2,174,888	2,174,888
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	752,634	752,634	752,634	752,634	752,634	752,634
BI-LEVEL	187,992	187,992	187,992	187,992	187,992	187,992
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 : 3,115,514
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 171,479
 Total Commercial Sale Residual Values : 0

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	2	8.32	10.87	1.018
After Application of E.C.F.s 8.24 9.91 1.016				

Statistics for this Analysis
 Economic Condition Factor Estimates (# of data points)

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,166(6)	1,166(6)	1,166(6)	1,166(6)	1,166(6)	1,166(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	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	1,031(2)	1,031(2)	1,031(2)	1,031(2)	1,031(2)	1,031(2)
BI-LEVEL	1,112(1)	1,112(1)	1,112(1)	1,112(1)	1,112(1)	1,112(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)

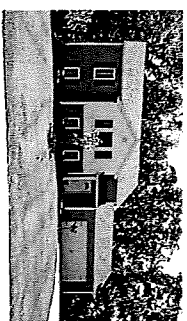
E.C.F.s for Neighborhood: 01301 'COPPERFIELD VILLAS'

Residential : 0.875
Town Homes/Duplexes: 0.875
Mobile Homes : 0.875
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

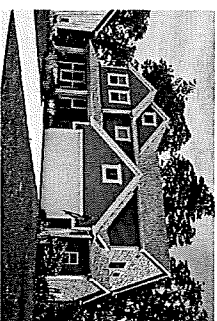
(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 01301.COPPERFIELD VILLAS

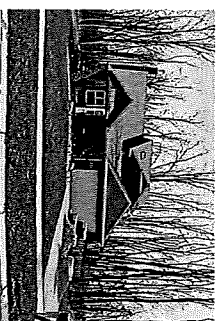
1420 VILLA VIEW LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-01-301-030 07/26/2024 01301 407 375,000 75,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 90 300,000 302,164 0.993



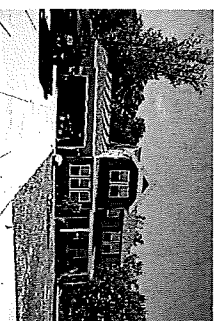
1579 COPPERFIELD CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-01-301-019 05/02/2023 01301 407 405,000 78,800
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 90 326,200 377,898 0.863



1599 VILLA VIEW LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-01-301-001 03/17/2023 01301 407 358,500 78,800
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 81 279,700 315,722 0.886



1582 COPPERFIELD CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-01-301-026 08/12/2022 01301 407 418,000 80,229
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 90 337,771 425,063 0.795



2025 SE 1/4 METES & BOUNDS ECF
MAIN ROADS: MIX OF NE 1/4, NW1/4 & SE M&B
1 STY = 1.087, 1.5 STY, 1.75 STY & 2 STY = 1.102
BI = 1.243: MANUF/MODU = 1.221: FARMHOUSE = 1.056
TWP WIDE: TRI/QUAD, LOG

NEIGHBORHOOD 014

ECF	STYLE
0.309	1.0
0.380	1.0
0.405	1.0
0.585	1.0
0.701	1.0
0.755	1.0
0.788	1.0
0.814	1.0
0.825	1.0
0.840	1.0
0.910	1.0
0.925	1.0
0.935	1.0
0.938	1.0
0.952	1.0
0.977	1.0
1.029	1.0
1.063	1.0
1.080	1.0
1.094	1.0
1.097	1.0
1.123	1.0
1.134	1.0
1.220	1.0
1.230	1.0
1.230	1.0
1.232	1.0
1.236	1.0
1.308	1.0
1.340	1.0
1.376	1.0
1.442	1.0
1.451	1.0
1.475	1.0
1.530	1.0
1.748	1.0
1.794	1.0
1.921	1.0
2.015	1.0
1.051	1.5
1.442	1.5
0.719	2.0
0.833	2.0
0.836	2.0
0.947	2.0
0.95	2.0
0.961	2.0
0.962	2.0
0.976	2.0
1.006	2.0
1.032	2.0
1.035	2.0
1.073	2.0
1.100	2.0
1.184	2.0
1.192	2.0
1.213	2.0
1.297	2.0
1.526	2.0
1.628	2.0
1.660	2.0
1.880	2.0
0.967	BI
1.156	BI
1.383	BI
1.420	BI
1.540	BI
0.388	DUP
0.657	FARMHSE
0.807	FARMHSE
0.965	FARMHSE
1.135	FARMHSE
1.303	FARMHSE
1.167	MAN
1.289	MAN
1.396	TRI

ECF	STYLE
0.309	1
0.380	1
0.405	1
0.585	1
0.701	1
0.755	1
0.788	1
0.814	1
0.825	1
0.840	1
0.910	1
0.925	1
0.935	1
0.938	1
0.952	1
0.977	1
1.029	1
1.063	1
1.080	1
1.094	1
1.097	1
1.123	1
1.134	1
1.220	1
1.230	1
1.230	1
1.232	1
1.236	1
1.308	1
1.340	1
1.376	1
1.442	1
1.451	1
1.475	1
1.530	1
1.748	1
1.794	1
1.921	1
2.015	1

ECF	STYLE
0.309	1
0.380	1
0.405	1
0.585	1
0.701	1
0.755	1
0.788	1
0.814	1
0.825	1
0.840	1
0.910	1
0.925	1
0.935	1
0.938	1
0.952	1
0.977	1
1.029	1
1.063	1
1.080	1
1.094	1
1.097	1
1.123	1
1.134	1
1.220	1
1.230	1
1.230	1
1.232	1
1.236	1
1.308	1
1.340	1
1.376	1
1.442	1
1.451	1
1.475	1
1.530	1
1.748	1
1.794	1
1.921	1
2.015	1

1.5 + 2 STY		
607,614	733,531	1.207
6,283,187	6,861,662	1.092
6,890,801	7,595,193	1.102

ECF	STYLE
0.967	BI
1.156	BI
1.383	BI
1.420	BI
1.540	BI

ECF	STYLE
0.657	FARMHSE
0.807	FARMHSE
0.965	FARMHSE
1.135	FARMHSE
1.303	FARMHSE

ECF	STYLE
0.388	DUP
1.396	TRI

ECF	STYLE
1.167	MAN
1.289	MAN

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
2 STORY	1.087	1.087	1.087	1.087	1.087	1.087
1.5 STORY	1.102	1.102	1.102	1.102	1.102	1.102
BE LEVEL	1.243	1.243	1.243	1.243	1.243	1.243
TRI LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX	1.087	1.087	1.087	1.087	1.087	1.087
QUAD LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED	1.221	1.221	1.221	1.221	1.221	1.221
FARMHOUSE	1.056	1.056	1.056	1.056	1.056	1.056
LOG HOME	0.916	0.916	0.916	0.916	0.916	0.916
CONDO	1.087	1.087	1.087	1.087	1.087	1.087
1.75 STORY	1.102	1.102	1.102	1.102	1.102	1.102
1.25 STORY	1.102	1.102	1.102	1.102	1.102	1.102
MODULAR	1.221	1.221	1.221	1.221	1.221	1.221
MOBILE HOME	1.221	1.221	1.221	1.221	1.221	1.221

E.C.F.s for Neighborhood: 014 'MAIN, NE, NW, SE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		1.087	1.087	1.087	1.087	1.087	1.087
2 STORY		1.102	1.102	1.102	1.102	1.102	1.102
1.5 STORY		1.102	1.102	1.102	1.102	1.102	1.102
BI-LEVEL		1.243	1.243	1.243	1.243	1.243	1.243
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		1.087	1.087	1.087	1.087	1.087	1.087
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.221	1.221	1.221	1.221	1.221	1.221
FARMHOUSE		1.056	1.056	1.056	1.056	1.056	1.056
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		1.087	1.087	1.087	1.087	1.087	1.087
1.75 STORY		1.102	1.102	1.102	1.102	1.102	1.102
1.25 STORY		1.102	1.102	1.102	1.102	1.102	1.102
MODULAR		1.221	1.221	1.221	1.221	1.221	1.221
MOBILE HOME		1.221	1.221	1.221	1.221	1.221	1.221

Town Homes/Duplexes: 1.102
Mobile Homes : 1.221
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

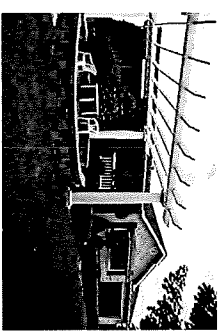
(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

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

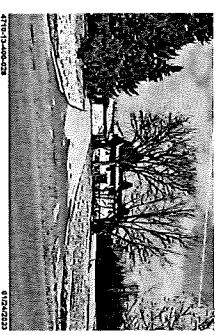
524 KEDDLE RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-11-400-012 07/14/2022 014 401 318,000 51,650
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 63 266,350 192,561 1.383



524 W SCHAFER RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-35-400-052 06/03/2022 014 401 350,000 80,096
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 74 269,904 176,416 1.530



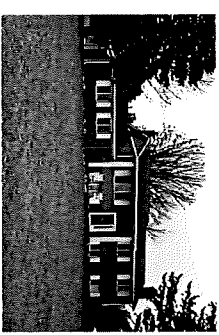
957 E DAVIS RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-13-400-028 05/31/2022 014 401 350,000 58,440
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 63 276,644 179,685 1.540
Agricultural Buildings: ResidualValue CostByManual E.C.F.
14916 9688 1.540



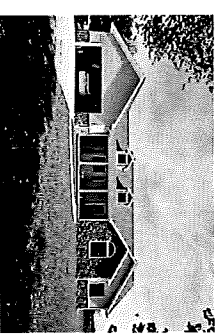
1320 PINGREE RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-07-100-038 05/25/2022 014 401 300,000 58,030
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 227,577 184,961 1.230
Agricultural Buildings: ResidualValue CostByManual E.C.F.
14393 11698 1.230



3691 MASON RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-04-101-030 04/21/2022 014 401 495,000 158,727
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 88 309,603 320,280 0.967
Agricultural Buildings: ResidualValue CostByManual E.C.F.
26670 27590 0.967



5055 PLEASANT LAKE RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-35-200-007 04/20/2022 014 401 382,000 53,750
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 91 328,250 360,781 0.910

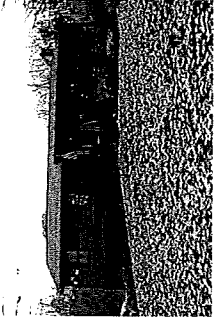


Neighborhoods Used: 014.MAIN, NE, NW, SE

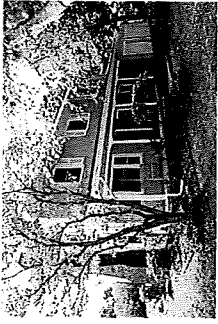
150 BRIGHTON RD
 Parcel Number 09/30/2022 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-26-400-030 300,000 50,454
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 89 249,546 299,440 0.833



1744 PEAVY RD
 Parcel Number 09/29/2022 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-11-100-014 365,000 69,516
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 91 295,484 316,150 0.935



1555 SEXTON RD
 Parcel Number 09/28/2022 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-15-200-006 395,000 96,046
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 69 297,252 309,172 0.961
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1702 1770 0.961



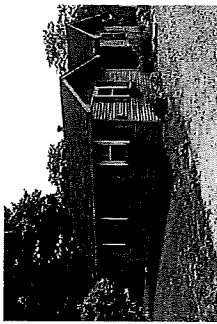
727 COUNTY FARM RD
 Parcel Number 09/08/2022 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-03-300-046 230,500 58,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 147,900 76,997 1.921
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 24600 12807 1.921



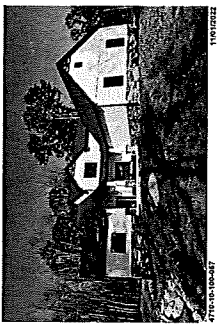
2655 MASON RD
 Parcel Number 07/28/2022 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-03-100-002 440,000 86,017
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 88 353,983 373,749 0.947



585 COUNTY FARM RD
 Parcel Number 07/19/2022 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-03-100-023 265,000 51,650
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 213,350 188,099 1.134



2966 JEWELL RD
 Parcel Number 07/18/2022 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-10-100-057 538,450 58,821
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 97 479,629 573,503 0.836



2141 NORTON RD
 Parcel Number 07/15/2022 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-03-200-007 266,500 29,131
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 80 237,369 160,949 1.475

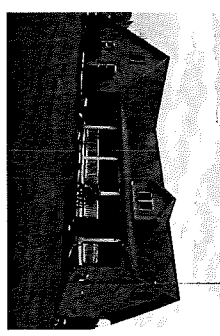


Neighborhoods Used: 014.MAIN, NE, NW, SE

1233 E SCHAEFER RD
Parcel Number 4710-36-400-002
Occupancy Single Family
Style 1 STORY
Valid Sale 11/30/2022
%Good 014
Class 401
ResidualValue 350,000
CostByManual 155,105
E.C.F. 1.308
AdjSalePrice 194,895
LandValue 149,014



750 BRIGHTON RD
Parcel Number 4710-25-300-040
Occupancy Single Family
Style 2 STORY
Valid Sale 11/21/2022
%Good 014
Class 401
ResidualValue 411,586
CostByManual 409,101
E.C.F. 1.006
AdjSalePrice 475,000
LandValue 63,414



1795 PEAVY RD
Parcel Number 4710-11-400-008
Occupancy Single Family
Style BI-LEVEL
Agricultural Buildings: 50
Valid Sale 11/03/2022
%Good 014
Class 401
ResidualValue 244,417
CostByManual 172,094
E.C.F. 1.420
AdjSalePrice 370,000
LandValue 83,500
ResidualValue 296,311
CostByManual 296,311
E.C.F. 1.420



1001 WRIGHT RD
Parcel Number 4710-12-400-021
Occupancy Single Family
Style 2 STORY
Valid Sale 10/24/2022
%Good 014
Class 401
ResidualValue 204,349
CostByManual 113,046
E.C.F. 1.808
AdjSalePrice 260,000
LandValue 55,651
ResidualValue 294,670
CostByManual 294,670
E.C.F. 1.073



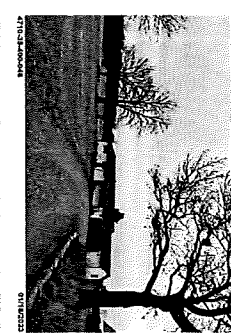
934 COUNTY FARM RD
Parcel Number 4710-03-300-024
Occupancy Single Family
Style 2 STORY
Valid Sale 10/24/2022
%Good 014
Class 401
ResidualValue 316,092
CostByManual 294,670
E.C.F. 1.073
AdjSalePrice 376,000
LandValue 59,908
ResidualValue 294,670
CostByManual 294,670
E.C.F. 1.073



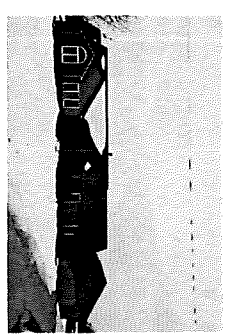
580 WRIGHT RD
Parcel Number 4710-13-100-001
Occupancy Single Family
Style 2 STORY
Valid Sale 10/14/2022
%Good 014
Class 401
ResidualValue 185,199
CostByManual 192,611
E.C.F. 0.962
AdjSalePrice 239,900
LandValue 54,701
ResidualValue 192,611
CostByManual 192,611
E.C.F. 0.962



706 W SCHAEFER RD
Parcel Number 4710-35-400-046
Occupancy Single Family
Style 1 STORY
Agricultural Buildings: 83
Valid Sale 10/07/2022
%Good 014
Class 401
ResidualValue 234,581
CostByManual 47105
E.C.F. 0.938
AdjSalePrice 435,000
LandValue 156,230
ResidualValue 250,059
CostByManual 250,059
E.C.F. 0.938
ResidualValue 44189
CostByManual 47105
E.C.F. 0.938

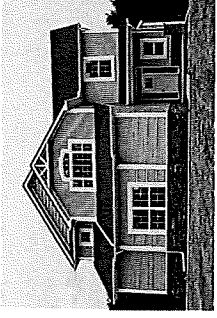


5572 LANGE RD
Parcel Number 4710-07-100-044
Occupancy Single Family
Style 1 STORY
Valid Sale 10/03/2022
%Good 014
Class 401
ResidualValue 348,664
CostByManual 442,652
E.C.F. 0.788
AdjSalePrice 484,000
LandValue 135,336
ResidualValue 442,652
CostByManual 442,652
E.C.F. 0.788

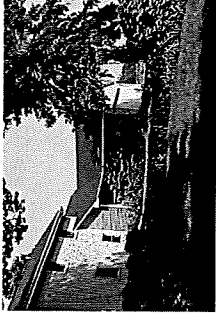


Neighbors Used: 014.MAIN, NE, NW, SE

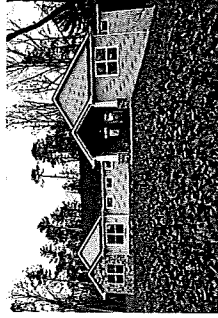
685 COUNTY FARM RD
 Parcel Number 03/07/2023 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-03-300-063 426,000 61,529
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 94 358,537 373,595 0.960
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5934 6183 0.960



325 E DAVIS RD
 Parcel Number 03/04/2023 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-13-300-031 265,000 58,428
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 53 187,061 231,885 0.807
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 19511 24186 0.807



2950 JEWELL RD
 Parcel Number 02/15/2023 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-10-100-054 565,000 118,409
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 96 446,591 591,777 0.755



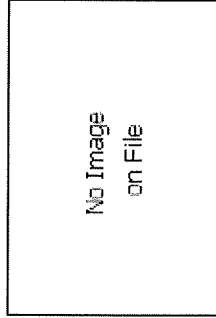
1996 TRIANGLE LAKE RD
 Parcel Number 02/15/2023 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-27-200-013 328,000 47,881
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 75 280,119 249,532 1.123



MASON RD
 Parcel Number 01/11/2023 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-04-200-033 245,000 236,247
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8753 19736 0.444



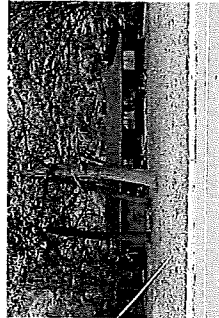
404 W SCHAFER RD
 Parcel Number 12/30/2022 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-35-400-033 272,000 45,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 88 227,000 186,022 1.220



4197 PINCKNEY RD
 Parcel Number 12/16/2022 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-26-200-052 500,000 99,026
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 73 382,518 531,946 0.719
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 18456 25665 0.719

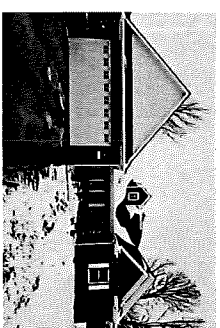


3290 NORTON RD
 Parcel Number 12/16/2022 014 ** Valid Sale ** Class 401 AdjSalePrice LandValue
 4710-04-200-008 262,000 80,342
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 54 181,658 176,506 1.029

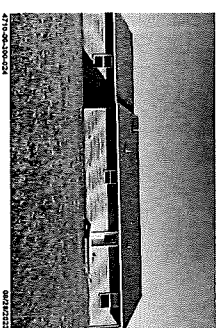


Neighborhoods Used: 014.MAIN, NE, NW, SE

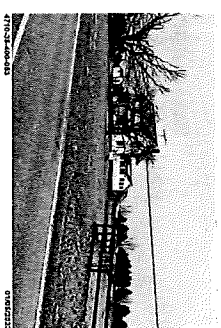
4860 PINCKNEY RD
Parcel Number 4860
4710-26-400-047
Occupancy Single Family
Style 1 STORY
Valid Sale 06/14/2023
%Good 014
ResidualValue 481,675
CostByManual 453,166
LandValue 58,325
E.C.F. 1.063



5694 CROFOOT RD
Parcel Number 5694
4710-06-300-024
Occupancy Single Family
Style 1 STORY
Valid Sale 05/31/2023
%Good 014
ResidualValue 256,500
CostByManual 233,853
LandValue 83,500
E.C.F. 1.097



308 W SCHAFER RD
Parcel Number 308
4710-35-400-053
Occupancy Single Family
Style FARMHOUSE
Agricultural Buildings: 57
Valid Sale 05/23/2023
%Good 014
ResidualValue 207,084
CostByManual 67211
LandValue 148,042
E.C.F. 0.965



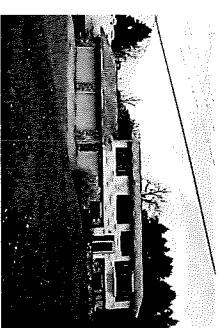
636 W SCHAFER RD
Parcel Number 636
4710-35-400-001
Occupancy Single Family
Style 1 STORY
Valid Sale 04/19/2023
%Good 014
ResidualValue 352,379
CostByManual 370,125
LandValue 115,121
E.C.F. 0.952



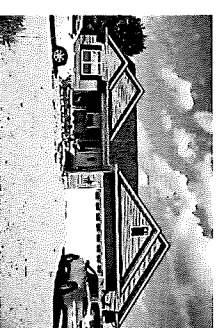
150 BRIGHTON RD
Parcel Number 150
4710-26-400-030
Occupancy Single Family
Style 2 STORY
Valid Sale 04/10/2023
%Good 014
ResidualValue 354,546
CostByManual 299,440
LandValue 50,454
E.C.F. 1.184



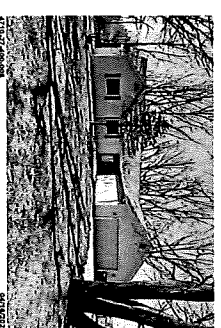
2718 SEXTON RD
Parcel Number 2718
4710-16-200-019
Occupancy Single Family
Style 1 STORY
Agricultural Buildings: 67
Valid Sale 04/03/2023
%Good 014
ResidualValue 280,157
CostByManual 24493
LandValue 85,386
E.C.F. 1.080



4055 BENTLEY LAKE RD
Parcel Number 4055
4710-28-200-020
Occupancy Single Family
Style 1 STORY
Valid Sale 03/15/2023
%Good 014
ResidualValue 353,119
CostByManual 427,811
LandValue 66,881
E.C.F. 0.825



1207 TRIANGLE LAKE RD
Parcel Number 1207
4710-27-400-008
Occupancy Single Family
Style 1 STORY
Valid Sale 03/10/2023
%Good 014
ResidualValue 290,970
CostByManual 297,698
LandValue 61,530
E.C.F. 0.977



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

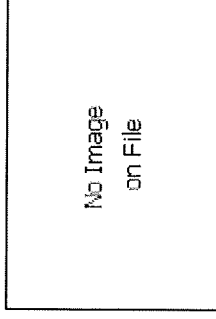
5380 PINCKNEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-35-200-027 09/21/2023 014 401 250,000 71,400
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family FARMHOUSE 48 158,223 139,361 1.135
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 20377 17948 1.135



3983 MASON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-05-200-047 09/19/2023 014 401 337,000 55,524
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 281,476 194,039 1.451



3724 PINCKNEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-23-400-014 09/19/2023 014 401 370,000 74,960
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 71 295,040 239,966 1.230



2707 MASON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-03-100-048 09/15/2023 014 401 380,000 53,871
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 61 326,129 268,795 1.213



2100 PEAVY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-300-021 08/04/2023 014 401 725,000 112,551
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 96 612,449 591,927 1.035



149 KEDDLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-400-018 08/02/2023 014 401 509,000 71,460
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 77 437,540 397,779 1.100



1836 FISK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-12-200-020 07/13/2023 014 401 260,000 75,240
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family MANUFACTURED 65 184,760 143,322 1.289

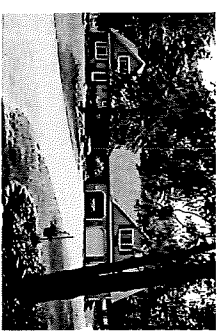


2810 JEWELL RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-10-300-007 06/14/2023 014 401 352,000 58,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 75 289,563 250,516 1.156
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4437 3839 1.156

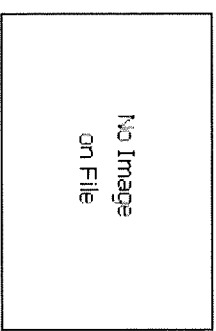


Neighborhoods Used: 014.MAIN, NE, NW, SE

3012 SANITORTUM RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-04-400-003 12/27/2023 014 401 450,000 86,512
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 79 363,488 372,442 0.976



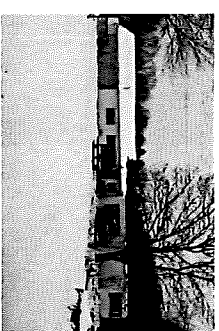
168 KEDDLE RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-11-401-005 12/21/2023 014 401 390,000 69,700
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 59 320,300 192,907 1.660



2607 MASON RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-03-100-001 12/08/2023 014 401 500,000 100,620
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family PRT-LEVEL 64 355,778 254,862 1.396
Agricultural Buildings: ResidualValue CostByManual E.C.F.
43602 31234 1.396



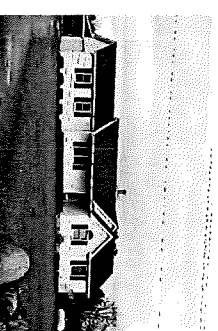
323 S TRUHN RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-06-101-002 12/04/2023 014 401 285,000 56,222
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 45 226,123 129,354 1.748
Agricultural Buildings: ResidualValue CostByManual E.C.F.
2655 1519 1.748



2895 NORTON RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-03-100-034 11/09/2023 014 401 289,000 56,727
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 232,273 188,502 1.232



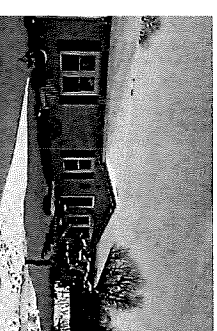
5778 LANGE RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-07-100-022 10/27/2023 014 401 375,000 73,700
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 77 263,232 191,321 1.376
Agricultural Buildings: ResidualValue CostByManual E.C.F.
38068 27668 1.376



3739 NORTON RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-04-100-032 10/19/2023 014 401 365,000 58,160
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 71 306,840 236,534 1.297



1493 MASON RD
Parcel Number ** Valid Sale ** Class AdjsalePrice LandValue
4710-03-200-029 10/19/2023 014 401 268,000 58,160
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family MANUFACTURED 67 209,840 179,774 1.167

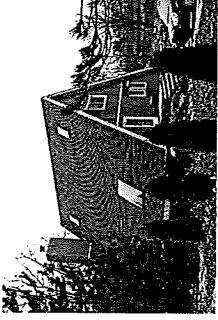


Neighborhoods Used: 014.MAIN, NE, NW, SE

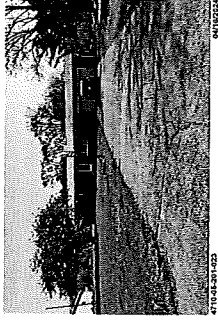
3488 NORTON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-04-200-004 07/24/2024 014 401 380,000 51,904
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family Style 298,617 183,433 1.628
 2 STORY 58
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 29479 18108 1.628



2126 NORTON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-03-200-023 06/28/2024 014 401 425,000 74,540
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family Style 350,460 243,038 1.442
 1.5 STORY 64



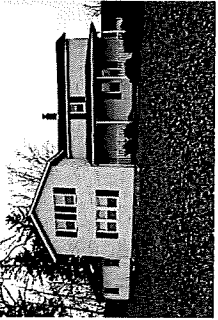
159 GROVELAND DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-05-201-023 06/17/2024 014 401 197,000 69,389
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family Style 127,611 151,928 0.840
 1 STORY 59



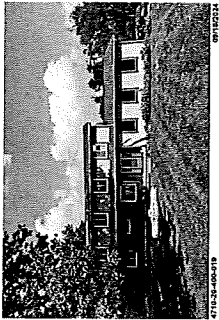
1526 SEXTON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-15-200-022 06/10/2024 014 401 442,000 58,929
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family Style 383,071 364,576 1.051
 1.5 STORY 81



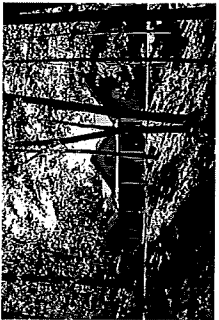
3850 JEWELL RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-09-300-038 04/22/2024 014 401 282,000 75,565
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family Style 178,143 271,153 0.657
 FARMHOUSE 53
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 28292 43063 0.657



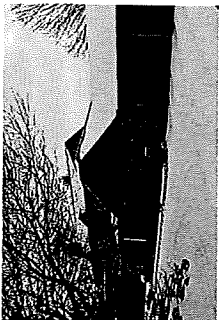
124 TRIANGLE LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-26-400-019 03/22/2024 014 401 402,000 84,200
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family Style 317,800 266,610 1.192
 2 STORY 61



3821 NORTON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-04-100-062 01/16/2024 014 401 675,000 88,028
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family Style 540,512 664,136 0.814
 1 STORY 79
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 46460 57086 0.814



5665 CROFOOT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-07-100-014 01/10/2024 014 401 487,900 155,598
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family Style 308,276 298,845 1.032
 2 STORY 74
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 24026 23291 1.032



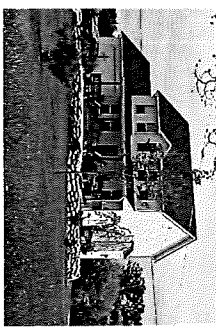
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Neighborhoods Used: 014.MAIN, NE, NW, SE

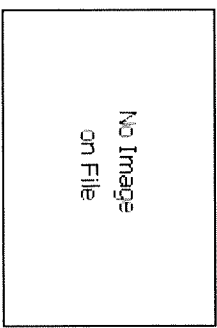
1790 TRIANGLE LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-27-200-008 10/18/2024 014 401 367,000 53,141
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 74 313,859 217,723 1.442



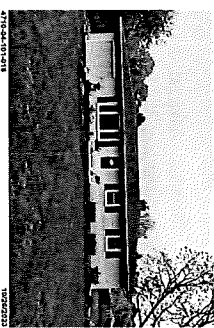
5389 BENTLEY LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-34-100-033 09/23/2024 014 401 418,500 58,996
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 77 359,504 235,586 1.526



120 KEDDLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-401-001 09/20/2024 014 401 350,000 69,700
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 59 280,300 156,256 1.794



3742 NORTON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-04-101-018 09/19/2024 014 401 305,000 62,769
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 77 231,585 172,844 1.340
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10646 7946 1.340



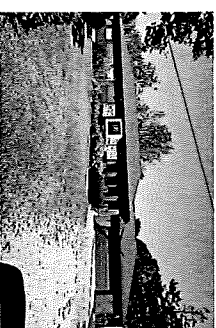
3540 JEWELL RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-09-300-005 09/01/2024 014 401 280,000 58,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 49 218,526 108,456 2.015
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3474 1724 2.015



840 E DAVIS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-24-101-014 08/30/2024 014 401 404,900 53,652
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family FARMHOUSE 58 351,248 269,668 1.303



2606 SEXTON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-16-200-006 08/20/2024 014 401 360,000 57,495
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 302,505 327,199 0.925



4184 EMILY CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-08-200-009 07/31/2024 014 401 480,000 60,373
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 78 419,627 339,393 1.236



2025 ECF NEIGH 017 ECF (ONE STY 1.155) (2 STY 1.017)
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

ECF	STYLE	ECF	STYLE
0.856	2	0.865	1
0.881	2	1.071	1
0.902	2	1.109	1
0.930	2	1.144	1
0.979	2	1.281	1
0.981	2	1.287	1
1.030	2	1.408	1
1.045	2	1.412	1
1.208	2		
1.222	2		
1.382	2		

2023 ECF	
1 STY	1.133
2 STY	1.049
2024 ECF	
1 STY	1.188
2 STY	1.059
BI	1.039
TRI/QUAD	0.836

ECF	STYLE	ECF	STYLE
1.201	Q	0.767	B
1.231	T	1.094	B

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	1.155	1.155	1.155	1.155	1.155	1.155
2 STORY	1.017	1.017	1.017	1.017	1.017	1.017
1.5 STORY	1.155	1.155	1.155	1.155	1.155	1.155
BI-LEVEL	1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX	1.155	1.155	1.155	1.155	1.155	1.155
QUAD-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED	1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE	0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME	0.916	0.916	0.916	0.916	0.916	0.916
CONDO	1.155	1.155	1.155	1.155	1.155	1.155
1.75 STORY	1.017	1.017	1.017	1.017	1.017	1.017
1.25 STORY	1.155	1.155	1.155	1.155	1.155	1.155
MODULAR	1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME	1.038	1.038	1.038	1.038	1.038	1.038

Close

E.C.F.s for Neighborhood: 017 'HWLHGTS/LANTN VLG/SHRM/FXCFT/ERM/PEVY/W OKS/MAR HT'

04102, 04201, 02101, 16101

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		1.155	1.155	1.155	1.155	1.155	1.155
2 STORY		1.017	1.017	1.017	1.017	1.017	1.017
1.5 STORY		1.155	1.155	1.155	1.155	1.155	1.155
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		1.155	1.155	1.155	1.155	1.155	1.155
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		1.155	1.155	1.155	1.155	1.155	1.155
1.75 STORY		1.017	1.017	1.017	1.017	1.017	1.017
1.25 STORY		1.155	1.155	1.155	1.155	1.155	1.155
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 1.017
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

04:55 PM

Neighborhoods Used: 017 - HMLHGT/SLANTN VLG/SHRM/FXCFT/ERM/PEVY/W OKS/MAR HT

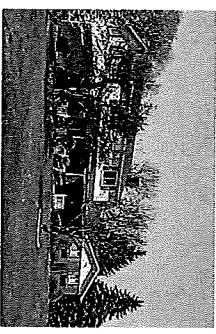
1182 S ALSTOTT DR
 Parcel Number 1182 S ALSTOTT DR
 4710-02-301-059
 Occupancy Single Family
 Style QUAD-LEVEL
 ** Valid Sale 10/07/2024 017
 %Good %Good
 ** Class 401
 AdjSalePrice 290,000
 LandValue 69,700
 ResidualValue 220,300
 CostByManual 183,442
 E.C.F. 1.201



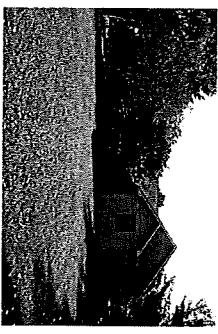
433 BONNIE CIR
 Parcel Number 433 BONNIE CIR
 4710-04-201-007
 Occupancy Single Family
 Style Single Family
 ** Valid Sale 07/26/2024 017
 %Good %Good
 ** Class 401
 AdjSalePrice 385,000
 LandValue 71,500
 ResidualValue 313,500
 CostByManual 256,591
 E.C.F. 1.222



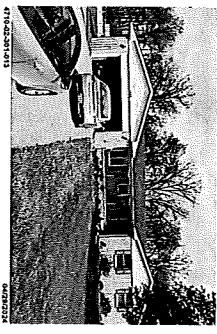
1128 N ALSTOTT DR
 Parcel Number 1128 N ALSTOTT DR
 4710-02-301-032
 Occupancy Single Family
 Style Single Family
 ** Valid Sale 05/31/2024 017
 %Good %Good
 ** Class 401
 AdjSalePrice 350,000
 LandValue 73,092
 ResidualValue 276,908
 CostByManual 264,874
 E.C.F. 1.045



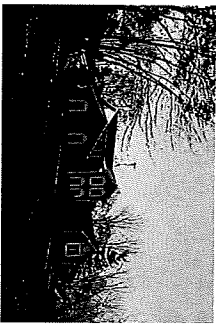
623 FOXFIRE DR
 Parcel Number 623 FOXFIRE DR
 4710-02-101-006
 Occupancy Single Family
 Style Single Family
 ** Valid Sale 04/12/2024 017
 %Good %Good
 ** Class 401
 AdjSalePrice 390,000
 LandValue 64,151
 ResidualValue 325,849
 CostByManual 376,825
 E.C.F. 0.865



1340 N ALSTOTT DR
 Parcel Number 1340 N ALSTOTT DR
 4710-02-301-013
 Occupancy Single Family
 Style Single Family
 ** Valid Sale 04/04/2024 017
 %Good %Good
 ** Class 401
 AdjSalePrice 330,000
 LandValue 69,700
 ResidualValue 260,300
 CostByManual 243,016
 E.C.F. 1.071



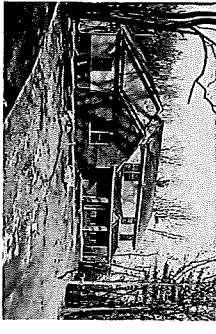
368 BONNIE CIR
 Parcel Number 368 BONNIE CIR
 4710-04-201-020
 Occupancy Single Family
 Style Single Family
 ** Valid Sale 04/02/2024 017
 %Good %Good
 ** Class 401
 AdjSalePrice 624,900
 LandValue 100,409
 ResidualValue 524,491
 CostByManual 509,273
 E.C.F. 1.030



421 BONNIE CIR
 Parcel Number 421 BONNIE CIR
 4710-04-201-006
 Occupancy Single Family
 Style Single Family
 ** Valid Sale 02/22/2024 017
 %Good %Good
 ** Class 401
 AdjSalePrice 340,000
 LandValue 71,500
 ResidualValue 268,500
 CostByManual 198,728
 E.C.F. 1.351

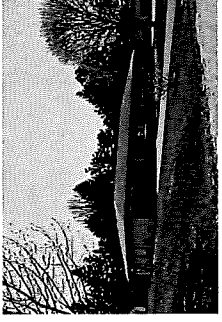


595 BONNIE CIR
 Parcel Number 595 BONNIE CIR
 4710-04-201-016
 Occupancy Single Family
 Style Single Family
 ** Valid Sale 12/28/2023 017
 %Good %Good
 ** Class 401
 AdjSalePrice 410,000
 LandValue 77,919
 ResidualValue 332,081
 CostByManual 368,108
 E.C.F. 0.902

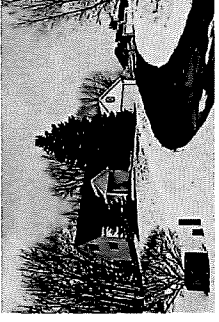


Neighborhoods Used: 017 - HWHGTS/LANTN VLG/SHRM/FXCFT/ERM/PEVY/W OKS/MAR HT

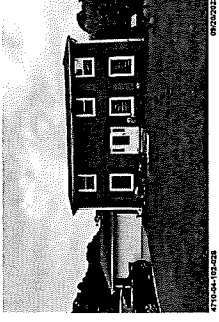
1325 N ALSTOTT DR
 Parcel Number 11/30/2023 017 ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-301-040 401 307,500 73,264
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 234,236 211,220 1.109



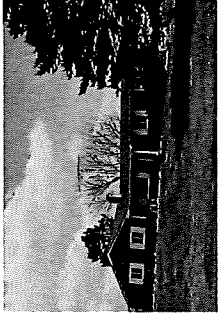
1310 TRACILEE DR
 Parcel Number 11/30/2023 017 ** Valid Sale ** Class AdjSalePrice LandValue
 4710-11-101-014 401 330,900 82,409
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 74 240,517 245,148 0.981
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7974 8128 0.981



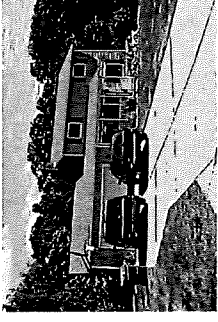
3510 LANTERN VIEW CT
 Parcel Number 10/27/2023 017 ** Valid Sale ** Class AdjSalePrice LandValue
 4710-04-102-026 401 308,000 61,900
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 84 246,100 251,358 0.979



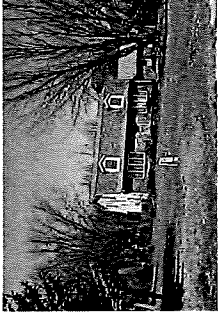
1315 PEAVY RD
 Parcel Number 08/29/2023 017 ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-401-030 401 308,000 70,657
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 66 237,343 169,239 1.402



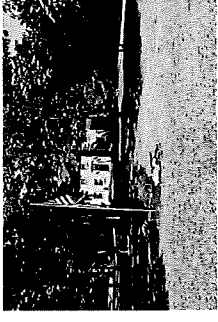
3515 MANDRY DR
 Parcel Number 06/13/2023 017 ** Valid Sale ** Class AdjSalePrice LandValue
 4710-04-102-016 401 350,000 64,779
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 65 285,221 206,969 1.378



1240 N ALSTOTT DR
 Parcel Number 05/25/2023 017 ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-301-008 401 350,000 76,803
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 85 273,197 293,824 0.930



682 FOXFIRE DR
 Parcel Number 05/19/2023 017 ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-101-010 401 410,000 61,900
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 78 348,100 364,120 0.956



555 BONNIE CIR
 Parcel Number 04/28/2023 017 ** Valid Sale ** Class AdjSalePrice LandValue
 4710-04-201-014 401 417,101 74,605
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 62 334,735 261,341 1.281
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7761 6059 1.281



Neighborhoods Used: 017 - HMLHGTs/LANTN VLG/SHRM/EXCFT/ERM/PEVY/W OKS/MAR HT

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,873,331	1,873,331	1,873,331	1,873,331	1,873,331	1,873,331
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	3,280,551	3,280,551	3,280,551	3,280,551	3,280,551	3,280,551
BI-LEVEL	424,596	424,596	424,596	424,596	424,596	424,596
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	183,442	183,442	183,442	183,442	183,442	183,442
TRI-LEVEL	187,036	187,036	187,036	187,036	187,036	187,036

Total Single Family Costs by Manual : 5,948,956
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 14,187
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	2,163,173	2,163,173	2,163,173	2,163,173	2,163,173	2,163,173
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	3,337,537	3,337,537	3,337,537	3,337,537	3,337,537	3,337,537
BI-LEVEL	393,869	393,869	393,869	393,869	393,869	393,869
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	220,300	220,300	220,300	220,300	220,300	220,300
TRI-LEVEL	230,300	230,300	230,300	230,300	230,300	230,300

Total Single Family Sale Residual Values : 6,345,179
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 15,735
Total Commercial Sale Residual Values : 0

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

# Valid	# Invalid	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Coefficient of Price Related Differential
23	3	10.25	12.44	1.000

After Application of E.C.F.s 8.16 10.72 1.000

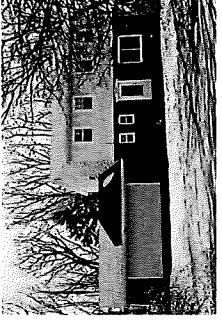
Economic Condition Factor Estimates (# of data points) >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,155(8)	1,155(8)	1,155(8)	1,155(8)	1,155(8)	1,155(8)
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	1,017(11)	1,017(11)	1,017(11)	1,017(11)	1,017(11)	1,017(11)
BI-LEVEL	0.928(2)	0.928(2)	0.928(2)	0.928(2)	0.928(2)	0.928(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	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
QUAD-LEVEL	1,201(1)	1,201(1)	1,201(1)	1,201(1)	1,201(1)	1,201(1)
TRI-LEVEL	1,231(1)	1,231(1)	1,231(1)	1,231(1)	1,231(1)	1,231(1)

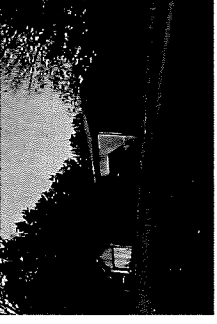
Handwritten notes and calculations:

1.517 7 1.155
1.25
2 1.017
1.75
1.5
Use Top w/c RST

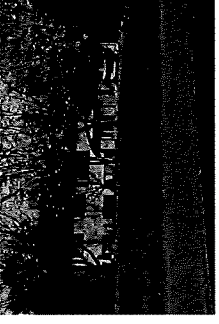
3495 MANDRY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-04-102-027 01/17/2023 017 401 303,000 61,900
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 75 241,100 229,197 1.052



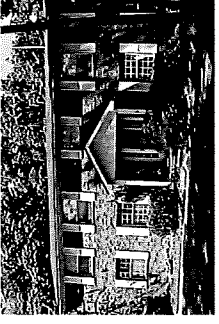
2440 SHARMA LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-16-101-017 07/21/2022 017 401 226,000 60,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 69 166,000 216,287 0.767



2495 SHARMA LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-16-101-006 07/15/2022 017 401 295,000 67,131
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 69 227,869 208,310 1.094



511 BONNIE CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-04-201-012 07/11/2022 017 401 352,000 95,678
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 64 256,322 291,090 0.881



1200 N ALSTOTT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-301-006 06/23/2022 017 401 300,000 69,700
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 67 230,300 187,036 1.231



1250 S ALSTOTT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-301-056 06/07/2022 017 401 305,000 69,700
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 235,300 205,617 1.144



1309 S ALSTOTT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-301-028 05/16/2022 017 401 339,000 72,090
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 266,910 207,345 1.287



2024 USE WITH PARCELS THAT ARE ONLY RES IN COMM AREA

ECF .881

HOUSES RES USE

parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
18-31-204-009	2/23	\$ 385,000	\$ 6,357	\$ 201,972	\$ 176,671	\$ 204,082	0.866
17-36-401-006	5/22	\$ 240,000	\$ 5,739	\$ 45,420	\$ 188,841	\$ 210,722	0.896
					\$ 365,512	\$ 414,804	0.881

MARION TOWNSHIP OUT OF BAND

10-02-200-008	2/21	\$ 175,000	\$ -	\$ 95,307	\$ 79,693	\$ 122,465	0.651
10-02-200-015	7/21	\$ 385,000	\$ -	\$ 190,893	\$ 194,107	\$ 221,841	0.875

E.C.F.s for Neighborhood: 018 'RES PARCELS IN COMM/IND AREA'

Residential : 0.881
Town Homes/Duplexes: 0.881
Mobile Homes : 0.881
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

2025 SUNRIDGE

0.828

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)

2024 ECF 1 STY .883: 2 STY: .781: BI: (overall twp)

OUTLIER REMOVED ECF UNDER .700

ECF	STYLE
0.661	2
0.716	2
0.739	BI
0.765	2
0.770	2
0.828	2
0.857	2
0.861	1
0.871	2
0.946	1
0.977	2

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	0.828	0.828	0.828	0.828	0.828	0.828
1.25 STORY	0.828	0.828	0.828	0.828	0.828	0.828
1.5 STORY	0.828	0.828	0.828	0.828	0.828	0.828
1.75 STORY	0.828	0.828	0.828	0.828	0.828	0.828
2 STORY	0.828	0.828	0.828	0.828	0.828	0.828
BI-LEVEL	1.028	1.028	1.028	1.028	1.028	1.028
CONDO	0.828	0.828	0.828	0.828	0.828	0.828
DUPLEX	0.828	0.828	0.828	0.828	0.828	0.828
FARMHOUSE	0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME	0.916	0.916	0.916	0.916	0.916	0.916
MANUFACTURED	1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME	1.038	1.038	1.038	1.038	1.038	1.038
MODULAR	1.038	1.038	1.038	1.038	1.038	1.038
QUAD-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
TRI-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115

E.C.F.s for Neighborhood: 02102 'SUNRIDGE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.828	0.828	0.828	0.828	0.828	0.828
1.25 STORY		0.828	0.828	0.828	0.828	0.828	0.828
1.5 STORY		0.828	0.828	0.828	0.828	0.828	0.828
1.75 STORY		0.828	0.828	0.828	0.828	0.828	0.828
2 STORY		0.828	0.828	0.828	0.828	0.828	0.828
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
CONDO		0.828	0.828	0.828	0.828	0.828	0.828
DUPLEX		0.828	0.828	0.828	0.828	0.828	0.828
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115

Town Homes/Duplexes: 0.828
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 02102.SUNRRIDGE

Style *	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual
1 STORY	91..100	81..90	71..80	61..70	51..60	0..50			
1.25 STORY	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			
1.5 STORY	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			
2 STORY	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			
BI-LEVEL	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			
CONDO	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			
DUPLX	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			
FARMHOUSE	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			
LOG HOME	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			
MANUFACTURED	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			
MOBILE HOME	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			
MODULAR	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			
QUAD-LEVEL	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			
TRI-LEVEL	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560	3,308,560			

Total Single Family Costs by Manual : 3,308,560
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 *	Single Family Sale Residual Values	Single Family Sale Residual Values	Single Family Sale Residual Values	Single Family Sale Residual Values	Single Family Sale Residual Values	Single Family Sale Residual Values	Single Family Sale Residual Values	Single Family Sale Residual Values	Single Family Sale Residual Values
1 STORY	91..100	81..90	71..80	61..70	51..60	0..50			
1.25 STORY	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			
1.5 STORY	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			
2 STORY	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			
BI-LEVEL	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			
CONDO	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			
DUPLX	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			
FARMHOUSE	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			
LOG HOME	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			
MANUFACTURED	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			
MOBILE HOME	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			
MODULAR	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			
QUAD-LEVEL	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			
TRI-LEVEL	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515	2,739,515			

Total Single Family Sale Residual Values : 2,739,515
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

- outliers under
= etc

Valid #	Invalid #	Statistics for this Analysis	Statistics for this Analysis	Statistics for this Analysis	Statistics for this Analysis	Statistics for this Analysis	Statistics for this Analysis	Statistics for this Analysis	Statistics for this Analysis
Sales	Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Coefficient of Variation (%)	Price Related Differential				
10	2	6.56	7.73	7.55	1.002				
After Application of E.C.F.s 6.43									

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

Style *	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual
1 STORY	91..100	81..90	71..80	61..70	51..60	0..50			
1.25 STORY	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			
1.5 STORY	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			
2 STORY	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			
BI-LEVEL	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			
CONDO	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			
DUPLX	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			
FARMHOUSE	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			
LOG HOME	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			
MANUFACTURED	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			
MOBILE HOME	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			
MODULAR	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			
QUAD-LEVEL	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			
TRI-LEVEL	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)	0.828(10)			

Single Family E.C.F. : 0.828 (10)

828

Neighborhoods Used: 02102.SUNRIDGE

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: 10/28/2024
Terms Selected: 3
Analyze by Style:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 02102 - SUNRIDGE

Max # of Res. Buildings: 2
Minumum E.C.F. (Residential): 0.66
Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30
Minumum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 0
Minumum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 02102.SUNNRIDGE

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
1.25 STORY	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
1.5 STORY	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
1.75 STORY	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
2 STORY	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
BI-LEVEL	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
CONDO	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
DUPLX	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
FARMHOUSE	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
LOG HOME	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
MANUFACTURED	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
MOBILE HOME	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
MODULAR	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
QUAD-LEVEL	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854
TRI-LEVEL	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854	3,666,854

Total Single Family Costs by Manual : 3,666,854
 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
1 STORY	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
1.25 STORY	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
1.5 STORY	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
1.75 STORY	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
2 STORY	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
BI-LEVEL	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
CONDO	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
DUPLX	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
FARMHOUSE	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
LOG HOME	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
MANUFACTURED	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
MOBILE HOME	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
MODULAR	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
QUAD-LEVEL	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415
TRI-LEVEL	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415	2,976,415

Total Single Family Sale Residual Values : 2,976,415
 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
11	1	7.63	9.08	1.003
After Application of E.C.F.'s		7.55	9.00	1.004

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

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
1.25 STORY	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
1.5 STORY	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
1.75 STORY	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
2 STORY	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
BI-LEVEL	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
CONDO	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
DUPLX	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
FARMHOUSE	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
LOG HOME	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
MANUFACTURED	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
MOBILE HOME	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
MODULAR	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
QUAD-LEVEL	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)
TRI-LEVEL	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)	0.812(11)

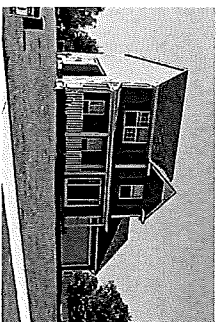
No outliers

Neighborhoods Used: 02102.SUNBRIDGE

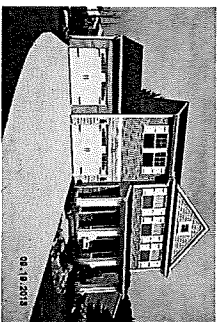
821 DEWARS ST
Parcel Number 4710-02-102-033
Occupancy Single Family
Style 1 STORY
Valid Sale 10/15/2024 02102
%Good 80
Class 407
ResidualValue 269,900
AdjSalePrice 350,000
CostByManual 285,168
LandValue 80,100
E.C.F. 0.946



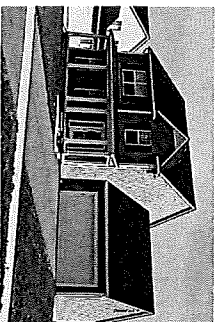
737 DEWARS ST
Parcel Number 4710-02-102-040
Occupancy Single Family
Style 2 STORY
Valid Sale 09/18/2024 02102
%Good 81
Class 407
ResidualValue 254,900
AdjSalePrice 335,000
CostByManual 292,764
LandValue 80,100
E.C.F. 0.871



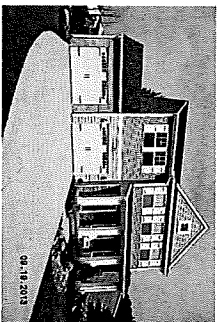
552 HEWITT ST
Parcel Number 4710-02-102-055
Occupancy Single Family
Style 2 STORY
Valid Sale 07/26/2024 02102
%Good 89
Class 407
ResidualValue 352,900
AdjSalePrice 433,000
CostByManual 411,874
LandValue 80,100
E.C.F. 0.857



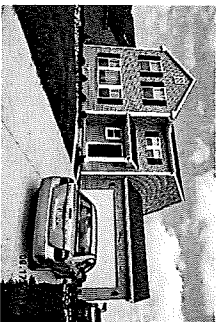
731 GLENLIVER ST
Parcel Number 4710-02-102-093
Occupancy Single Family
Style 2 STORY
Valid Sale 05/17/2024 02102
%Good 82
Class 407
ResidualValue 288,103
AdjSalePrice 363,000
CostByManual 294,986
LandValue 74,897
E.C.F. 0.977



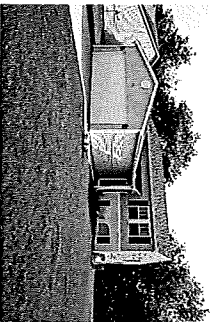
552 HEWITT ST
Parcel Number 4710-02-102-055
Occupancy Single Family
Style 2 STORY
Valid Sale 08/21/2023 02102
%Good 89
Class 407
ResidualValue 340,900
AdjSalePrice 421,000
CostByManual 411,874
LandValue 80,100
E.C.F. 0.828



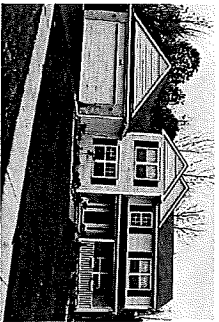
834 DEWARS ST
Parcel Number 4710-02-102-027
Occupancy Single Family
Style 2 STORY
Valid Sale 07/11/2022 02102
%Good 89
Class 407
ResidualValue 254,612
AdjSalePrice 330,000
CostByManual 332,964
LandValue 75,388
E.C.F. 0.765



833 DEWARS ST
Parcel Number 4710-02-102-032
Occupancy Single Family
Style BI-LEVEL
Valid Sale 07/07/2022 02102
%Good 89
Class 407
ResidualValue 219,900
AdjSalePrice 300,000
CostByManual 297,710
LandValue 80,100
E.C.F. 0.739

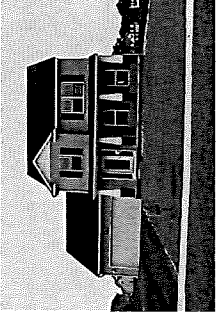


684 HEWITT ST
Parcel Number 4710-02-102-063
Occupancy Single Family
Style 2 STORY
Valid Sale 07/01/2022 02102
%Good 80
Class 407
ResidualValue 236,900
AdjSalePrice 317,000
CostByManual 358,294
LandValue 80,100
E.C.F. 0.661

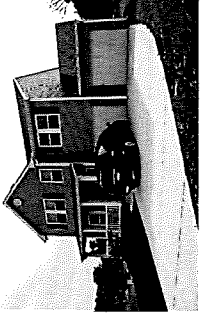


Neighborhoods Used: 02102.SUNRIDGE

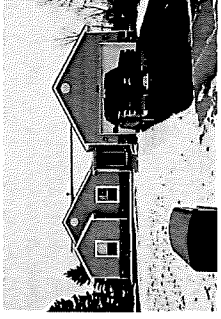
679 HEWITT ST
 Parcel Number 07/01/2022 02102 407 AdjSalePrice LandValue
 4710-02-102-067 305,100 80,100
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 85 225,000 292,313 0.770
 2 STORY



749 DEWARS ST
 Parcel Number 05/31/2022 02102 407 AdjSalePrice LandValue
 4710-02-102-039 375,000 80,100
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 89 294,900 412,103 0.716
 2 STORY



332 TULLAMORE ST
 Parcel Number 04/11/2022 02102 407 AdjSalePrice LandValue
 4710-02-102-087 318,500 80,100
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 86 238,400 276,806 0.861
 1 STORY



2025 MARION CREEK

2 STY = 1.021 BI = 1.064

ALL OTHER STYLES .993

ECF NEIGHBORHOOD '02103		
PARCEL	ECF	STYLE
4	0.868	2
44	0.919	2
92	0.955	2
4	0.958	2
12	0.961	2
67	0.976	2
15	0.976	2
39	1.003	2
43	1.014	2
35	1.033	2
7	1.056	2
41	1.060	2
84	1.078	2
40	1.130	2
29	1.157	2
93	1.162	2

PARCEL	ECF	STYLE
66	0.987	BI
87	1.090	BI
94	1.119	BI
PARCEL	ECF	STYLE
48	1.397	1

SOLD NOT AS ASSESSED == FIN BSMT, FULL BATH

2024 ECF	
2 STY	0.981
BI	1.003

2023 ECF	
2 STY	0.909
BI	0.988

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
	0.993	0.993	0.993	0.993	0.993	0.993
2 STORY	1.021	1.021	1.021	1.021	1.021	1.021
1.5 STORY	0.993	0.993	0.993	0.993	0.993	0.993
BI-LEVEL	1.064	1.064	1.064	1.064	1.064	1.064
TRI-LEVEL	0.993	0.993	0.993	0.993	0.993	0.993
DUPLEX	0.993	0.993	0.993	0.993	0.993	0.993
QUAD-LEVEL	0.993	0.993	0.993	0.993	0.993	0.993
MANUFACTURED	0.993	0.993	0.993	0.993	0.993	0.993
FARMHOUSE	0.993	0.993	0.993	0.993	0.993	0.993
LOG HOME	0.993	0.993	0.993	0.993	0.993	0.993
CONDO	0.993	0.993	0.993	0.993	0.993	0.993
1.75 STORY	0.993	0.993	0.993	0.993	0.993	0.993
1.25 STORY	0.993	0.993	0.993	0.993	0.993	0.993
MODULAR	0.993	0.993	0.993	0.993	0.993	0.993
MOBILE HOME	0.993	0.993	0.993	0.993	0.993	0.993

Close

E.C.F.s for Neighborhood: 02103 'MARION CREEK'

1, 2 STY AND BI-LEVEL HOMES IN THIS SUBDIVISION. DEVELOPED IN 2018 THROUGH 2022.
ALLEN EDWIN HOMES, BUILDER.

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.993	0.993	0.993	0.993	0.993	0.993
2 STORY		1.021	1.021	1.021	1.021	1.021	1.021
1.5 STORY		0.993	0.993	0.993	0.993	0.993	0.993
BI-LEVEL		1.064	1.064	1.064	1.064	1.064	1.064
TRI-LEVEL		0.993	0.993	0.993	0.993	0.993	0.993
DUPLEX		0.993	0.993	0.993	0.993	0.993	0.993
QUAD-LEVEL		0.993	0.993	0.993	0.993	0.993	0.993
MANUFACTURED		0.993	0.993	0.993	0.993	0.993	0.993
FARMHOUSE		0.993	0.993	0.993	0.993	0.993	0.993
LOG HOME		0.993	0.993	0.993	0.993	0.993	0.993
CONDO		0.993	0.993	0.993	0.993	0.993	0.993
1.75 STORY		0.993	0.993	0.993	0.993	0.993	0.993
1.25 STORY		0.993	0.993	0.993	0.993	0.993	0.993
MODULAR		0.993	0.993	0.993	0.993	0.993	0.993
MOBILE HOME		0.993	0.993	0.993	0.993	0.993	0.993

Town Homes/Duplexes: 1.021
Mobile Homes : 0.993
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 02103.MARION CREEK

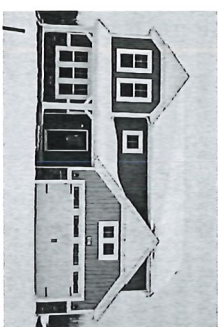
1333 WEATHERSTONE LN
 Parcel Number 4710-02-103-044
 Occupancy Single Family
 Style 2 STORY
 Valid Sale 10/14/2022
 Class 407
 ResidualValue 259,195
 AdjSalePrice 335,000
 CostByManual 281,943
 LandValue 75,805
 E.C.F. 0.919



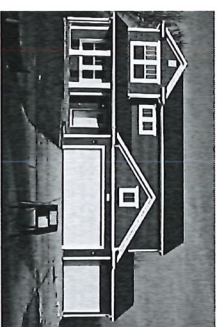
1029 WEATHERSTONE LN
 Parcel Number 4710-02-103-094
 Occupancy Single Family
 Style BI-LEVEL
 Valid Sale 09/29/2022
 Class 407
 ResidualValue 294,214
 AdjSalePrice 374,900
 CostByManual 262,839
 LandValue 80,686
 E.C.F. 1.119



1152 WEATHERSTONE LN
 Parcel Number 4710-02-103-007
 Occupancy Single Family
 Style 2 STORY
 Valid Sale 09/09/2022
 Class 407
 ResidualValue 350,000
 AdjSalePrice 425,000
 CostByManual 331,525
 LandValue 75,000
 E.C.F. 1.056



1220 WEATHERSTONE LN
 Parcel Number 4710-02-103-012
 Occupancy Single Family
 Style 2 STORY
 Valid Sale 05/16/2022
 Class 407
 ResidualValue 330,000
 AdjSalePrice 405,000
 CostByManual 343,221
 LandValue 75,000
 E.C.F. 0.961



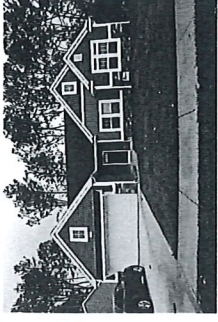
Neighborhoods Used: 02103.MARION CREEK

1070 AUTUMN PARK TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-103-048 04/12/2024 02103 407 492,500 78,694
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 95 413,806 296,239 1.397

Outlier

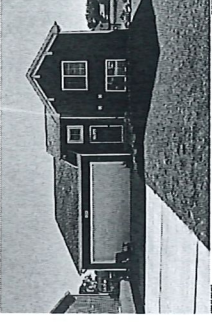
NEEDS ADDED FULL FIN BENT, FULL BATH, SINK

! SOLD NOT ASSESSED REASON

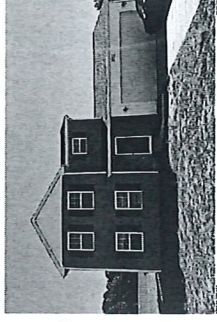


only 1 story sale

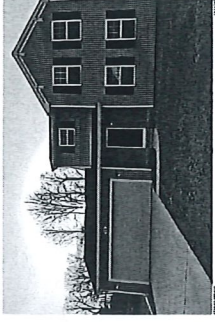
1169 WEATHERSTONE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-103-087 02/23/2024 02103 407 335,000 75,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 94 260,000 238,564 1.090



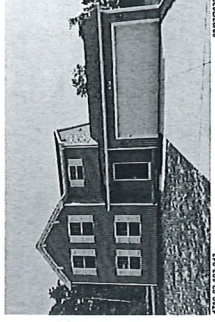
1061 WEATHERSTONE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-103-092 12/28/2023 02103 407 350,000 75,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 96 275,000 288,059 0.955



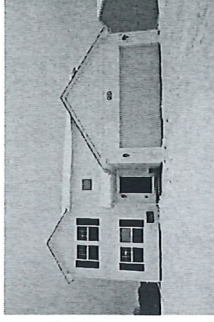
1042 KEMPERWOOD CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-103-035 11/10/2023 02103 407 382,000 84,503
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 96 297,497 287,866 1.033



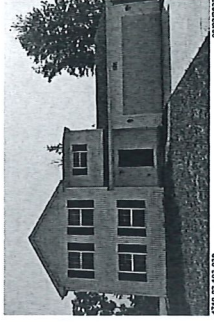
1017 KEMPERWOOD CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-103-043 10/27/2023 02103 407 369,900 75,707
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 98 294,193 290,083 1.014



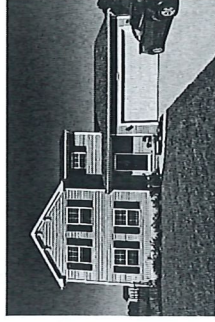
1068 WEATHERSTONE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-103-004 09/14/2023 02103 407 395,000 75,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 94 320,000 334,155 0.958



1079 KEMPERWOOD CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-103-039 08/14/2023 02103 407 365,580 75,707
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 97 289,873 289,025 1.003

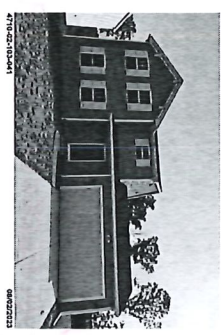


1020 KENNY BROOK LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-103-067 07/28/2023 02103 407 350,000 75,692
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 95 274,308 281,197 0.976



Neighborhoods Used: 02103.MARION CREEK

1047 KEMPERWOOD CT
Parcel Number 4710-02-103-041
Occupancy Single Family
Style 2 STORY
Valid Sale 07/28/2023
%Good 02103
Class 407
ResidualValue 379,900
CostByManual 287,100
LandValue 75,707
E.C.F. 1.060



4710-02-103-041

08/09/2023

1025 KENNY BROOK LN
Parcel Number 4710-02-103-066
Occupancy Single Family
Style BI-LEVEL
Valid Sale 07/07/2023
%Good 02103
Class 407
ResidualValue 372,000
CostByManual 300,964
LandValue 75,000
E.C.F. 0.987



4710-02-103-066

08/09/2023

1047 WEATHERSTONE LN
Parcel Number 4710-02-103-093
Occupancy Single Family
Style 2 STORY
Valid Sale 05/10/2023
%Good 02103
Class 407
ResidualValue 349,900
CostByManual 301,030
LandValue 75,000
E.C.F. 1.162



4710-02-103-093

08/09/2023

1266 WEATHERSTONE LN
Parcel Number 4710-02-103-015
Occupancy Single Family
Style 2 STORY
Valid Sale 04/14/2023
%Good 02103
Class 407
ResidualValue 330,000
CostByManual 338,094
LandValue 75,000
E.C.F. 0.976



4710-02-103-015

08/09/2023

1063 KEMPERWOOD CT
Parcel Number 4710-02-103-040
Occupancy Single Family
Style 2 STORY
Valid Sale 04/04/2023
%Good 02103
Class 407
ResidualValue 354,873
CostByManual 314,013
LandValue 75,707
E.C.F. 1.130



4710-02-103-040

08/09/2023

1494 WEATHERSTONE LN
Parcel Number 4710-02-103-029
Occupancy Single Family
Style 2 STORY
Valid Sale 01/06/2023
%Good 02103
Class 407
ResidualValue 354,193
CostByManual 306,169
LandValue 75,707
E.C.F. 1.157



4710-02-103-029

08/09/2023

1225 WEATHERSTONE LN
Parcel Number 4710-02-103-094
Occupancy Single Family
Style 2 STORY
Valid Sale 12/30/2022
%Good 02103
Class 407
ResidualValue 325,000
CostByManual 301,490
LandValue 75,000
E.C.F. 1.078



4710-02-103-094

08/09/2023

1068 WEATHERSTONE LN
Parcel Number 4710-02-103-004
Occupancy Single Family
Style 2 STORY
Valid Sale 12/15/2022
%Good 02103
Class 407
ResidualValue 290,000
CostByManual 334,155
LandValue 75,000
E.C.F. 0.868



4710-02-103-004

08/09/2023

*Lowest
2 story*

*Highest
2 story*

*Lowest
2 story*

2025 MEADOWS CONDO'S

1 STY = .853: 1.5 STY = .801 (ALL OTHER STYLES = .833)

SEE COMPUTER SHEETS (NEIGHBORHOOD 02402

02-402 THE MEADOWS

2022
1 STY .803
1.5 STY .746
2 STY .791

2023
0.841

2024
1 STY .838
1.5 STY .750

Single Family Economic Condition Factors ×

NOTE: Percentages below represent overall Building Percent Good. Set Field Op

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	0.853	0.853	0.853	0.853	0.853	0.853
2 STORY	0.833	0.833	0.833	0.833	0.833	0.833
1.5 STORY	0.801	0.801	0.801	0.801	0.801	0.801
BI-LEVEL	0.833	0.833	0.833	0.833	0.833	0.833
TRI-LEVEL	0.833	0.833	0.833	0.833	0.833	0.833
DUPLEX	0.833	0.833	0.833	0.833	0.833	0.833
QUAD-LEVEL	0.833	0.833	0.833	0.833	0.833	0.833
MANUFACTURED	0.833	0.833	0.833	0.833	0.833	0.833
FARMHOUSE	0.833	0.833	0.833	0.833	0.833	0.833
LOG HOME	0.833	0.833	0.833	0.833	0.833	0.833
CONDO	0.833	0.833	0.833	0.833	0.833	0.833
1.75 STORY	0.833	0.833	0.833	0.833	0.833	0.833
1.25 STORY	0.833	0.833	0.833	0.833	0.833	0.833
MODULAR	0.833	0.833	0.833	0.833	0.833	0.833
MOBILE HOME	0.833	0.833	0.833	0.833	0.833	0.833

Close

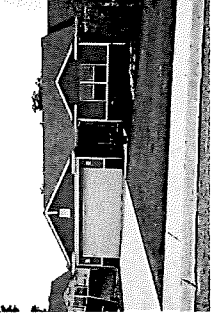
E.C.F.s for Neighborhood: 02402 'CONDOMINIUM - THE MEADOWS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.853	0.853	0.853	0.853	0.853	0.853
2 STORY		0.833	0.833	0.833	0.833	0.833	0.833
1.5 STORY		0.801	0.801	0.801	0.801	0.801	0.801
BI-LEVEL		0.833	0.833	0.833	0.833	0.833	0.833
TRI-LEVEL		0.833	0.833	0.833	0.833	0.833	0.833
DUPLEX		0.833	0.833	0.833	0.833	0.833	0.833
QUAD-LEVEL		0.833	0.833	0.833	0.833	0.833	0.833
MANUFACTURED		0.833	0.833	0.833	0.833	0.833	0.833
FARMHOUSE		0.833	0.833	0.833	0.833	0.833	0.833
LOG HOME		0.833	0.833	0.833	0.833	0.833	0.833
CONDO		0.833	0.833	0.833	0.833	0.833	0.833
1.75 STORY		0.833	0.833	0.833	0.833	0.833	0.833
1.25 STORY		0.833	0.833	0.833	0.833	0.833	0.833
MODULAR		0.833	0.833	0.833	0.833	0.833	0.833
MOBILE HOME		0.833	0.833	0.833	0.833	0.833	0.833

Town Homes/Duplexes: 0.833
Mobile Homes : 0.833
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

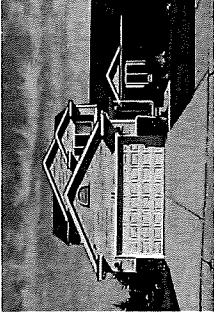
856 SPIREA
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-402-108 08/30/2022 02402 407 305,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 89 247,400 316,664 0.781



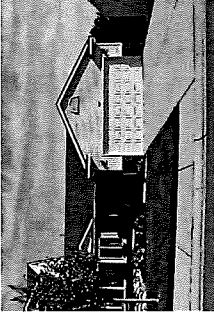
905 SPIREA
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-402-093 07/29/2022 02402 407 370,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 91 312,400 371,592 0.841



22 SEDUM
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-402-002 07/26/2022 02402 407 295,000 58,385
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 78 236,615 268,735 0.880



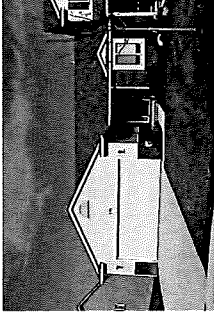
30 SEDUM
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-402-003 05/31/2022 02402 407 264,050 58,385
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 78 205,665 271,335 0.758



1023 SPIREA
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-402-064 05/26/2022 02402 407 295,000 58,385
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 79 236,615 277,283 0.853



470 HOSTA
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-402-074 05/04/2022 02402 407 315,000 57,880
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 257,120 316,208 0.813

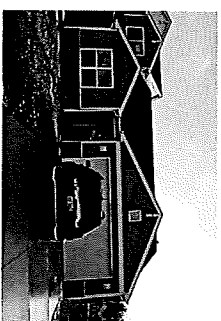


16 SEDUM
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-02-402-001 04/01/2022 02402 407 285,000 58,385
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 82 226,615 306,485 0.739

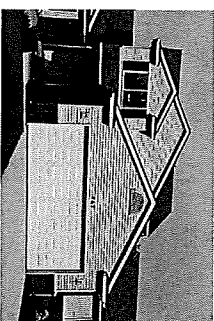


Neighborhoods Used: 02402.COMDOMINIUM - THE MEADOWS

471 HOSTA
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-02-402-083 10/04/2024 02402 407 345,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 93 287,400 361,171 0.796



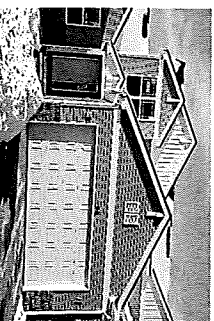
867 SPIREA
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-02-402-089 08/13/2024 02402 407 340,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 81 282,400 299,314 0.943



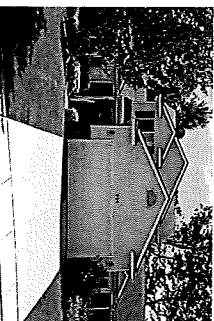
476 HOSTA
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-02-402-073 08/08/2024 02402 407 356,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 298,400 281,597 1.060



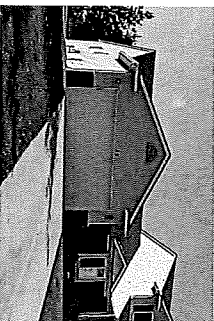
98 SEDUM
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-02-402-014 06/14/2024 02402 407 345,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 87 287,400 305,025 0.942



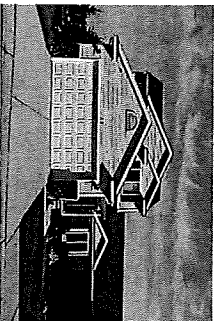
924 SPIREA
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-02-402-121 05/29/2024 02402 407 302,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 80 244,400 309,715 0.789



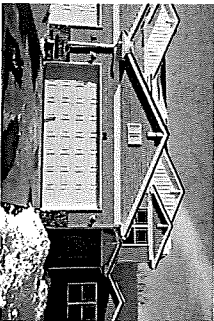
33 SEDUM
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-02-402-147 03/28/2024 02402 407 278,000 58,385
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 78 219,615 234,063 0.938



22 SEDUM
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-02-402-002 12/22/2023 02402 407 285,000 58,385
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 78 226,615 268,735 0.843

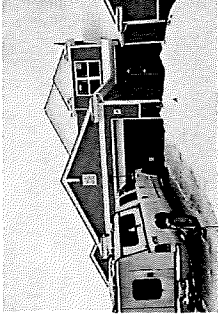


92 SEDUM
 Parcel Number ** Valid Sale ** Class ** AdjSalePrice LandValue
 4710-02-402-013 10/11/2023 02402 407 285,000 58,594
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 87 226,406 346,566 0.653

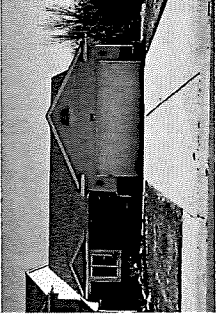


Neighborhoods Used: 02402.CONDOMINIUM - THE MEADOWS

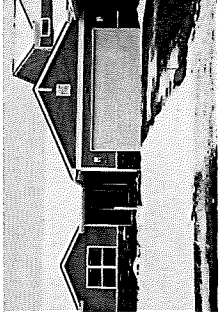
808 SPIREA
 Parcel Number 10/10/2023 02402 407 AdjSalePrice LandValue
 4710-02-402-099 285,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 90 227,400 360,596 0.631



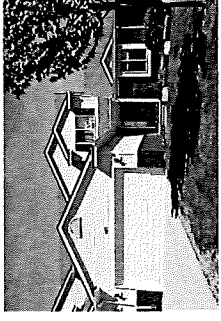
946 SPIREA
 Parcel Number 10/04/2023 02402 407 AdjSalePrice LandValue
 4710-02-402-035 325,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 78 267,400 295,661 0.904



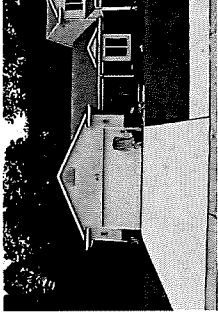
124 SEDUM
 Parcel Number 06/20/2023 02402 407 AdjSalePrice LandValue
 4710-02-402-018 370,000 57,941
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 89 312,059 394,321 0.791



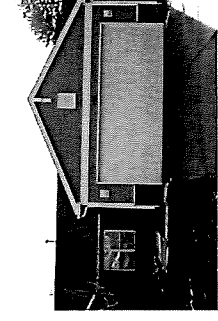
462 HOSTA
 Parcel Number 03/06/2023 02402 407 AdjSalePrice LandValue
 4710-02-402-076 307,500 57,928
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 80 249,572 332,343 0.751



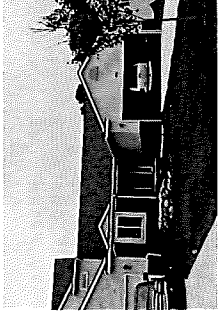
912 SPIREA
 Parcel Number 02/03/2023 02402 407 AdjSalePrice LandValue
 4710-02-402-119 315,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 80 257,400 291,145 0.884



123 SEDUM
 Parcel Number 12/06/2022 02402 407 AdjSalePrice LandValue
 4710-02-402-134 350,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 92 292,400 307,481 0.951



916 SPIREA
 Parcel Number 12/02/2022 02402 407 AdjSalePrice LandValue
 4710-02-402-120 275,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 80 217,400 257,645 0.844



982 SPIREA
 Parcel Number 09/09/2022 02402 407 AdjSalePrice LandValue
 4710-02-402-043 320,000 58,385
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 78 261,615 288,304 0.907



2025 FOX MEADOWS

0.878

SEE COMPUTER SHEETS: (NEIGHBORHOOD 04104)

04-104 FOX MEADOWS 05-203 MYSTIC MEADOWS
 2024 ECF: .879

Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	0.878	0.878	0.878	0.878	0.878	0.878
2 STORY	0.878	0.878	0.878	0.878	0.878	0.878
1.5 STORY	0.878	0.878	0.878	0.878	0.878	0.878
BI-LEVEL	1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX	0.878	0.878	0.878	0.878	0.878	0.878
QUAD-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED	1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE	0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME	0.916	0.916	0.916	0.916	0.916	0.916
CONDO	0.878	0.878	0.878	0.878	0.878	0.878
1.75 STORY	0.878	0.878	0.878	0.878	0.878	0.878
1.25 STORY	0.878	0.878	0.878	0.878	0.878	0.878
MODULAR	1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME	1.038	1.038	1.038	1.038	1.038	1.038

Close

E.C.F.s for Neighborhood: 04104 'FOX MEADOWS & MYSTIC MEADOWS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.878	0.878	0.878	0.878	0.878	0.878
2 STORY		0.878	0.878	0.878	0.878	0.878	0.878
1.5 STORY		0.878	0.878	0.878	0.878	0.878	0.878
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		0.878	0.878	0.878	0.878	0.878	0.878
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		0.878	0.878	0.878	0.878	0.878	0.878
1.75 STORY		0.878	0.878	0.878	0.878	0.878	0.878
1.25 STORY		0.878	0.878	0.878	0.878	0.878	0.878
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 0.878
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 04104.FOX MEADOWS & MYSTIC MEADOWS

Style *	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual	Single Family Computed Costs by Manual
1 STORY	91,100	81,900	71,800	61,700	51,600
1.25 STORY	0	0	0	0	0
1.5 STORY	442,630	442,630	442,630	442,630	442,630
1.75 STORY	0	0	0	0	0
2 STORY	1,483,910	1,483,910	1,483,910	1,483,910	1,483,910
BI-LEVEL	0	0	0	0	0
CONDO	0	0	0	0	0
DUPLEX	0	0	0	0	0
FARMHOUSE	0	0	0	0	0
LOG HOME	0	0	0	0	0
MANUFACTURED	0	0	0	0	0
MOBILE HOME	0	0	0	0	0
MODULAR	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0

Total Single Family Costs by Manual : 1,926,540
 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 *	Single Family Sale Residual Values	Single Family Sale Residual Values	Single Family Sale Residual Values	Single Family Sale Residual Values	Single Family Sale Residual Values
1 STORY	91,100	81,900	71,800	61,700	51,600
1.25 STORY	0	0	0	0	0
1.5 STORY	358,500	358,500	358,500	358,500	358,500
1.75 STORY	0	0	0	0	0
2 STORY	1,333,900	1,333,900	1,333,900	1,333,900	1,333,900
BI-LEVEL	0	0	0	0	0
CONDO	0	0	0	0	0
DUPLEX	0	0	0	0	0
FARMHOUSE	0	0	0	0	0
LOG HOME	0	0	0	0	0
MANUFACTURED	0	0	0	0	0
MOBILE HOME	0	0	0	0	0
MODULAR	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0

Total Single Family Sale Residual Values : 1,692,400
 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

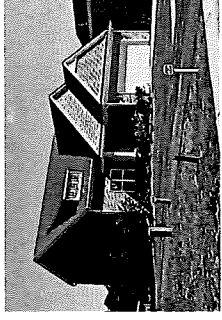
Valid #	Invalid #	Statistics for this Analysis	Statistics for this Analysis
5	0	Coefficient of Dispersion (%)	Coefficient of Variation (%)
		5.80	7.66
After Application of E.C.F.s		4.75	6.73
		1.001	1.000

Style *	Economic Condition Factor Estimates (# of data points)	Economic Condition Factor Estimates (# of data points)	Economic Condition Factor Estimates (# of data points)	Economic Condition Factor Estimates (# of data points)	Economic Condition Factor Estimates (# of data points)
1 STORY	91,100	81,900	71,800	61,700	51,600
1.25 STORY	0	0	0	0	0
1.5 STORY	0,810	0,810	0,810	0,810	0,810
1.75 STORY	0	0	0	0	0
2 STORY	0,899	0,899	0,899	0,899	0,899
BI-LEVEL	0	0	0	0	0
CONDO	0	0	0	0	0
DUPLEX	0	0	0	0	0
FARMHOUSE	0	0	0	0	0
LOG HOME	0	0	0	0	0
MANUFACTURED	0	0	0	0	0
MOBILE HOME	0	0	0	0	0
MODULAR	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0

*All in
- By style*

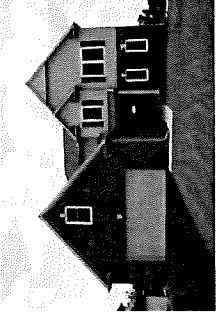
97 FOX MEADOWS CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-04-104-002	10/01/2024 04104	407	379,900	61,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	92	318,000	304,800	1.043
		2 STORY		



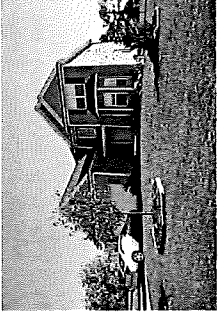
366 GRANITE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-05-203-002	08/28/2024 04104	407	490,000	71,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	94	418,500	482,005	0.868
		2 STORY		



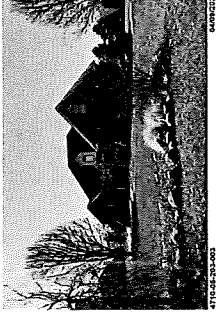
122 FOX MEADOWS CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-04-104-010	06/10/2024 04104	407	401,700	61,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	83	339,800	378,028	0.899
		2 STORY		



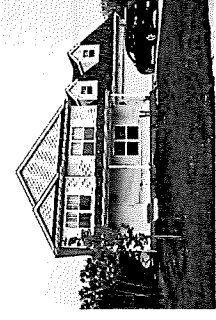
318 GRANITE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-05-203-003	06/08/2023 04104	407	430,000	71,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	358,500	442,630	0.810
		1.5 STORY		



121 FOX MEADOWS CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-04-104-004	04/06/2023 04104	407	319,500	61,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	89	257,600	319,077	0.807
		2 STORY		



2025 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

2024 ECF: .820

Single Family Economic Condition Factors X

Set Field Options...

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	0.820	0.820	0.820	0.820	0.820	0.820
2 STORY	0.820	0.820	0.820	0.820	0.820	0.820
1.5 STORY	0.820	0.820	0.820	0.820	0.820	0.820
BI-LEVEL	0.820	0.820	0.820	0.820	0.820	0.820
TRI-LEVEL	0.820	0.820	0.820	0.820	0.820	0.820
DUPLEX	0.820	0.820	0.820	0.820	0.820	0.820
QUAD-LEVEL	0.820	0.820	0.820	0.820	0.820	0.820
MANUFACTURED	0.820	0.820	0.820	0.820	0.820	0.820
FARMHOUSE	0.820	0.820	0.820	0.820	0.820	0.820
LOG HOME	0.820	0.820	0.820	0.820	0.820	0.820
CONDO	0.820	0.820	0.820	0.820	0.820	0.820
1.75 STORY	0.820	0.820	0.820	0.820	0.820	0.820
1.25 STORY	0.820	0.820	0.820	0.820	0.820	0.820
MODULAR	0.820	0.820	0.820	0.820	0.820	0.820
MOBILE HOME	0.820	0.820	0.820	0.820	0.820	0.820

Close

E.C.F.s for Neighborhood: 04203 'MAPLE FARMS'

Residential : 0.820
Town Homes/Duplexes: 0.820
Mobile Homes : 1.165
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

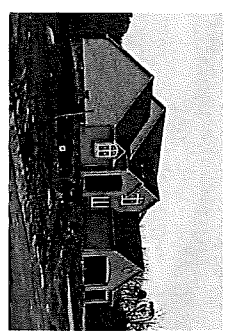
(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 04203.MAPLE FARMS

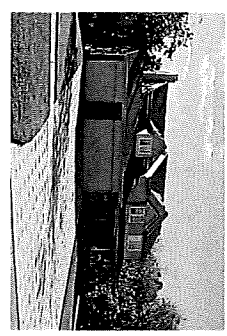
122 FAIRHILL WAY
Parcel Number 4710-04-203-033
Occupancy Single Family
Style 1 STORY
Valid Sale 11/06/2023 04203
%Good 96
Class 407
AdjSalePrice 455,000
LandValue 74,200
ResidualValue 380,800
CostBManual 521,262
E.C.F. 0.731



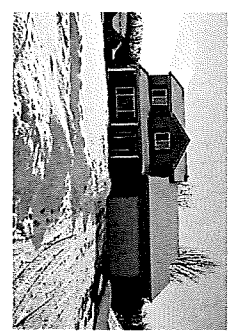
280 SUMMER SHADE DR
Parcel Number 4710-04-203-016
Occupancy Single Family
Style 1.5 STORY
Valid Sale 09/12/2023 04203
%Good 79
Class 407
AdjSalePrice 474,900
LandValue 74,200
ResidualValue 400,700
CostBManual 416,434
E.C.F. 0.962



158 FAIRHILL WAY
Parcel Number 4710-04-203-035
Occupancy Single Family
Style 2 STORY
Valid Sale 03/08/2023 04203
%Good 88
Class 407
AdjSalePrice 470,000
LandValue 74,200
ResidualValue 395,800
CostBManual 563,726
E.C.F. 0.702



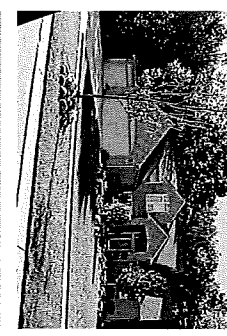
242 FAIRHILL WAY
Parcel Number 4710-04-203-042
Occupancy Single Family
Style 2 STORY
Valid Sale 09/22/2022 04203
%Good 89
Class 407
AdjSalePrice 365,000
LandValue 74,200
ResidualValue 290,800
CostBManual 344,322
E.C.F. 0.845



122 FAIRHILL WAY
Parcel Number 4710-04-203-033
Occupancy Single Family
Style 1 STORY
Valid Sale 08/02/2022 04203
%Good 96
Class 407
AdjSalePrice 529,900
LandValue 74,200
ResidualValue 455,700
CostBManual 521,262
E.C.F. 0.874



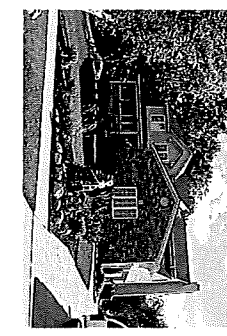
112 SUMMER SHADE DR
Parcel Number 4710-04-203-002
Occupancy Single Family
Style 2 STORY
Valid Sale 07/06/2022 04203
%Good 78
Class 407
AdjSalePrice 445,000
LandValue 75,977
ResidualValue 369,023
CostBManual 415,413
E.C.F. 0.888



203 FAIRHILL WAY
Parcel Number 4710-04-203-024
Occupancy Single Family
Style 1.5 STORY
Valid Sale 06/30/2022 04203
%Good 86
Class 407
AdjSalePrice 417,500
LandValue 75,920
ResidualValue 341,580
CostBManual 460,950
E.C.F. 0.741



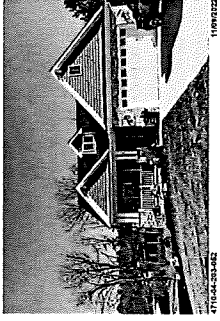
316 SUMMER SHADE DR
Parcel Number 4710-04-203-019
Occupancy Single Family
Style 2 STORY
Valid Sale 06/17/2022 04203
%Good 79
Class 407
AdjSalePrice 439,900
LandValue 74,994
ResidualValue 364,906
CostBManual 420,931
E.C.F. 0.867



Neighborhoods Used: 04203.MAPLE FARMS

129 SUMMER SHADE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4710-04-203-052		04/29/2022		407	499,900	75,896
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	96	424,004	510,837	0.830		



2025 MEADOWS WEST

ECF = 1.031

ECF NEIGHBORHOOD '11203

ECF	
0.813	OLDEST/OUTLIER
0.837	
0.897	
0.970	
0.975	2ND OLDEST
0.982	
1.003	
1.027	

ECF	
1.043	
1.051	
1.064	NEWEST
1.065	
1.073	2ND NEWEST
1.110	
1.204	FIN BSMT NOT VALUED
1.227	FIN BSMT NOT VALUED

Single Family Economic Condition Factors ×

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	1.031	1.031	1.031	1.031	1.031	1.031
2 STORY	1.031	1.031	1.031	1.031	1.031	1.031
1.5 STORY	1.031	1.031	1.031	1.031	1.031	1.031
BI-LEVEL	1.031	1.031	1.031	1.031	1.031	1.031
TRI-LEVEL	1.031	1.031	1.031	1.031	1.031	1.031
DUPLEX	1.031	1.031	1.031	1.031	1.031	1.031
QUAD-LEVEL	1.031	1.031	1.031	1.031	1.031	1.031
MANUFACTURED	1.031	1.031	1.031	1.031	1.031	1.031
FARMHOUSE	1.031	1.031	1.031	1.031	1.031	1.031
LOG HOME	1.031	1.031	1.031	1.031	1.031	1.031
CONDO	1.031	1.031	1.031	1.031	1.031	1.031
1.75 STORY	1.031	1.031	1.031	1.031	1.031	1.031
1.25 STORY	1.031	1.031	1.031	1.031	1.031	1.031
MODULAR	1.031	1.031	1.031	1.031	1.031	1.031
MOBILE HOME	1.031	1.031	1.031	1.031	1.031	1.031

Close

E.C.F.s for Neighborhood: 11203 'MEADOWS WEST'

Residential : 1.031
Town Homes/Duplexes: 1.031
Mobile Homes : 1.031
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 12201 'FOREST'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.831	0.831	0.831	0.831	0.831	0.831
2 STORY		0.831	0.831	0.831	0.831	0.831	0.831
1.5 STORY		0.831	0.831	0.831	0.831	0.831	0.831
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		0.831	0.831	0.831	0.831	0.831	0.831
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		0.831	0.831	0.831	0.831	0.831	0.831
1.75 STORY		0.831	0.831	0.831	0.831	0.831	0.831
1.25 STORY		0.831	0.831	0.831	0.831	0.831	0.831
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 0.831
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

2025 MARION OAKS ECF

THE DELLS 10-12-301-*** (COMPRISED OF 1 & 2 STY HOMES)

1 STY .942; 2 STY .853

ALL OTHER STYLES .872

***SEE ECF PRINT OUT ANALYSIS

2023 ECF		2024 ECF	
1 STY	0.878	1 STY	0.903
2 STY	0.851	2 STY	0.853

LOT	ECF	STYLE	LOT	ECF	STYLE
57	0.844	1	46	0.713	2
54	0.852	1	55	0.769	2
60	0.899	1	61	0.796	2
32	0.902	1	34	0.803	2
27	0.921	1	6	0.803	2
22	1.006	1	72	0.814	2
99	1.036	1	29	0.817	2
35	1.073	1	56	0.820	2
			30	0.821	2
			53	0.822	2
			40	0.823	2
			62	0.823	2
			31	0.834	2
			70	0.840	2
			71	0.843	2
			37	0.855	2
			63	0.865	2
			14	0.868	2
			28	0.872	2
			33	0.880	2
			39	0.891	2
			36	0.892	2
			41	0.911	2
			73	0.921	2
			17	0.934	2
			38	0.934	2
			23	0.939	2
			48	4.122	2

20% PARTIAL

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
2 STORY	0.942	0.942	0.942	0.942	0.942	0.942
1.5 STORY	0.853	0.853	0.853	0.853	0.853	0.853
BI-LEVEL	0.872	0.872	0.872	0.872	0.872	0.872
TRI-LEVEL	0.872	0.872	0.872	0.872	0.872	0.872
DUPLEX	0.872	0.872	0.872	0.872	0.872	0.872
QUAD-LEVEL	0.872	0.872	0.872	0.872	0.872	0.872
MANUFACTURED	0.872	0.872	0.872	0.872	0.872	0.872
FARMHOUSE	0.872	0.872	0.872	0.872	0.872	0.872
LOG HOME	0.872	0.872	0.872	0.872	0.872	0.872
CONDO	0.872	0.872	0.872	0.872	0.872	0.872
1.75 STORY	0.872	0.872	0.872	0.872	0.872	0.872
1.25 STORY	0.872	0.872	0.872	0.872	0.872	0.872
MODULAR	0.872	0.872	0.872	0.872	0.872	0.872
MOBILE HOME	0.872	0.872	0.872	0.872	0.872	0.872

2025 MARION OAKS ECF

THE HIGHLANDS 10-12-302-*** (COMPRISED OF 1 & 2 STY HOMES)

1 STY .972; 2 STY .881

ALL OTHER STYLES .906

***SEE ECF PRINT OUT ANALYSIS

2023 ECF		2024 ECF	
1 STY	0.958	1 STY	0.969
2 STY	0.856	2 STY	0.884

OUTLIERS OVER 1.35 REMOVED

LOT	ECF	STYLE	LOT	ECF	STYLE
135	0.858	1	134	0.779	2
16	0.901	1	17	0.790	2
20	0.923	1	32	0.795	2
38	1.017	1	26	0.817	2
28	1.031	1	136	0.843	2
38	1.190	1	135	0.858	1
143	0.936	1	18	0.864	2
131	1.589	1	34	0.873	2
			25	0.883	2
			133	0.889	2
			21	0.891	2
			16	0.901	1
			4	0.907	2
			20	0.923	1
			30	0.957	2
			36	0.963	2
			137	0.988	2
			39	0.997	2
			37	1.008	2
			38	1.017	1
			28	1.031	1
			132	1.360	2
			131	1.589	1
			130	2.377	2

60% PARTIAL
60% PARTIAL
40% PARTIAL

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
2 STORY	0.972	0.972	0.972	0.972	0.972	0.972
1.5 STORY	0.881	0.881	0.881	0.881	0.881	0.881
BI-LEVEL	0.906	0.906	0.906	0.906	0.906	0.906
TRI-LEVEL	0.906	0.906	0.906	0.906	0.906	0.906
DUPLEX	0.906	0.906	0.906	0.906	0.906	0.906
QUAD-LEVEL	0.906	0.906	0.906	0.906	0.906	0.906
MANUFACTURED	0.906	0.906	0.906	0.906	0.906	0.906
FARMHOUSE	0.906	0.906	0.906	0.906	0.906	0.906
LOG HOME	0.906	0.906	0.906	0.906	0.906	0.906
CONDO	0.906	0.906	0.906	0.906	0.906	0.906
1.75 STORY	0.906	0.906	0.906	0.906	0.906	0.906
1.25 STORY	0.906	0.906	0.906	0.906	0.906	0.906
MODULAR	0.906	0.906	0.906	0.906	0.906	0.906
MOBILE HOME	0.906	0.906	0.906	0.906	0.906	0.906

E.C.F.s for Neighborhood: 12301 'MARION OAKS PUD THE DELLS'

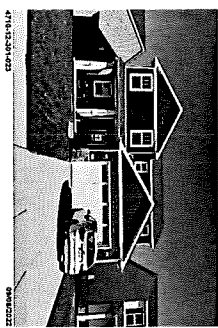
Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.942	0.942	0.942	0.942	0.942	0.942
2 STORY		0.853	0.853	0.853	0.853	0.853	0.853
1.5 STORY		0.872	0.872	0.872	0.872	0.872	0.872
BI-LEVEL		0.872	0.872	0.872	0.872	0.872	0.872
TRI-LEVEL		0.872	0.872	0.872	0.872	0.872	0.872
DUPLEX		0.872	0.872	0.872	0.872	0.872	0.872
QUAD-LEVEL		0.872	0.872	0.872	0.872	0.872	0.872
MANUFACTURED		0.872	0.872	0.872	0.872	0.872	0.872
FARMHOUSE		0.872	0.872	0.872	0.872	0.872	0.872
LOG HOME		0.872	0.872	0.872	0.872	0.872	0.872
CONDO		0.872	0.872	0.872	0.872	0.872	0.872
1.75 STORY		0.872	0.872	0.872	0.872	0.872	0.872
1.25 STORY		0.872	0.872	0.872	0.872	0.872	0.872
MODULAR		0.872	0.872	0.872	0.872	0.872	0.872
MOBILE HOME		0.872	0.872	0.872	0.872	0.872	0.872

Town Homes/Duplexes: 0.872
Mobile Homes : 0.872
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 12301, MARION OAKS PUD THE DELLS

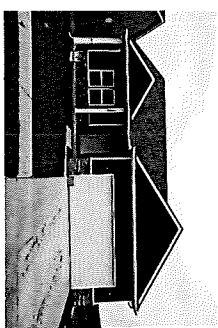
135 BARNESLEY DR ** Valid Sale ** Class AdjSalePrice LandValue
 Parcel Number 07/15/2022 12301 407 508,900 86,981
 4710-12-301-023 Style %Good ResidualValue CostByManual E.C.F.
 Occupancy 97 421,919 449,120 0.939
 Single Family 2 STORY



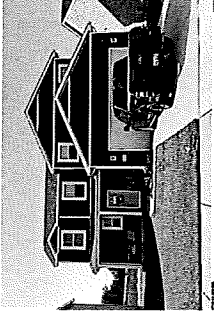
172 SAWGRASS DR ** Valid Sale ** Class AdjSalePrice LandValue
 Parcel Number 05/25/2022 12301 407 379,900 85,000
 4710-12-301-054 Style %Good ResidualValue CostByManual E.C.F.
 Occupancy 97 294,900 346,099 0.852
 Single Family 1 STORY



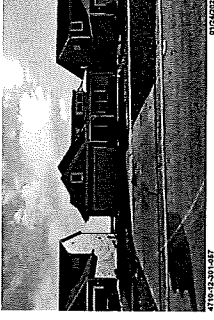
129 BARNESLEY DR ** Valid Sale ** Class AdjSalePrice LandValue
 Parcel Number 04/22/2022 12301 407 413,000 85,000
 4710-12-301-022 Style %Good ResidualValue CostByManual E.C.F.
 Occupancy 95 328,000 326,150 1.006
 Single Family 1 STORY



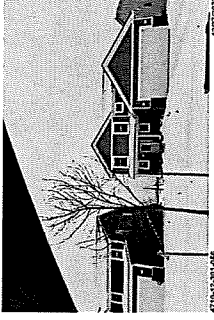
2112 BLACKSTONE LN
Parcel Number 10/13/2022 12301 407 AdjSalePrice LandValue
4710-12-301-006 385,000 85,000
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 96 300,000 373,614 0.803



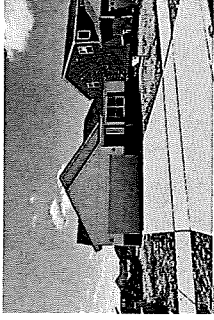
144 SAWGRASS DR
Parcel Number 10/12/2022 12301 407 AdjSalePrice LandValue
4710-12-301-057 365,730 85,000
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 97 280,730 332,720 0.844



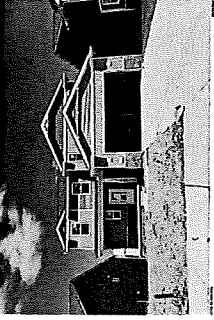
158 SAWGRASS DR
Parcel Number 09/29/2022 12301 407 AdjSalePrice LandValue
4710-12-301-056 378,370 85,000
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 97 293,370 357,773 0.820



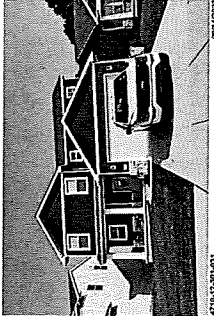
88 SAWGRASS DR
Parcel Number 09/26/2022 12301 407 AdjSalePrice LandValue
4710-12-301-063 357,840 85,000
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 97 272,840 315,290 0.865



183 BARNSELEY DR
Parcel Number 08/31/2022 12301 407 AdjSalePrice LandValue
4710-12-301-028 415,000 85,000
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 97 330,000 378,657 0.872



211 BARNSELEY DR
Parcel Number 08/29/2022 12301 407 AdjSalePrice LandValue
4710-12-301-031 469,680 85,000
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 97 384,680 461,045 0.834



114 SAWGRASS DR
Parcel Number 08/12/2022 12301 407 AdjSalePrice LandValue
4710-12-301-060 380,165 85,000
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 97 295,165 328,267 0.899

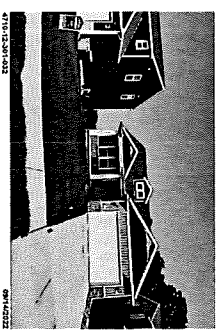


195 BARNSELEY DR
Parcel Number 08/05/2022 12301 407 AdjSalePrice LandValue
4710-12-301-029 468,410 85,000
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 97 383,410 469,386 0.817

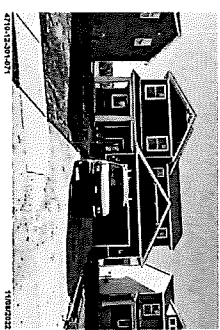


Neighborhoods Used: 12301.MARION OAKS PUD THE DELLS

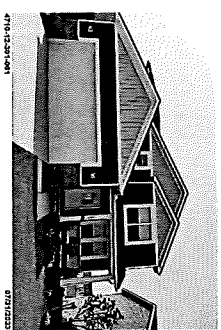
219 BARNSTLEY DR
Parcel Number 4710-12-301-032
Occupancy Single Family
Style 1 STORY
Valid Sale 04/21/2023
%Good 97
Class 407
ResidualValue 385,800
AdjSalePrice 470,800
CostByManual 427,810
LandValue 85,000
E.C.F. 0.902



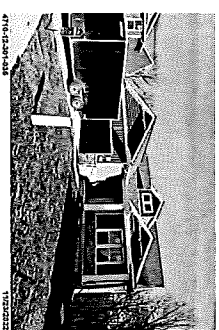
2040 DABATE DR
Parcel Number 4710-12-301-071
Occupancy Single Family
Style 2 STORY
Valid Sale 04/17/2023
%Good 97
Class 407
ResidualValue 360,000
AdjSalePrice 445,000
CostByManual 427,011
LandValue 85,000
E.C.F. 0.843



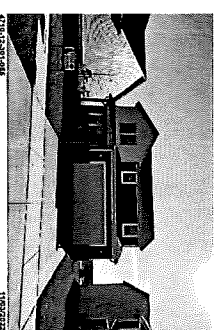
102 SAWGRASS DR
Parcel Number 4710-12-301-061
Occupancy Single Family
Style 2 STORY
Valid Sale 04/14/2023
%Good 98
Class 407
ResidualValue 331,400
AdjSalePrice 416,400
CostByManual 416,900
LandValue 85,000
E.C.F. 0.795



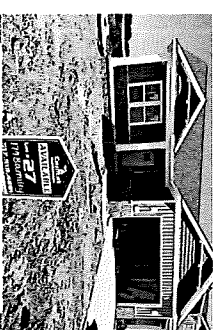
239 BARNSTLEY DR
Parcel Number 4710-12-301-035
Occupancy Single Family
Style 1 STORY
Valid Sale 03/10/2023
%Good 97
Class 407
ResidualValue 375,000
AdjSalePrice 460,000
CostByManual 349,384
LandValue 85,000
E.C.F. 1.073



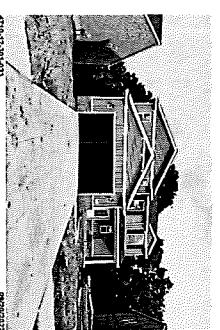
166 SAWGRASS DR
Parcel Number 4710-12-301-055
Occupancy Single Family
Style 2 STORY
Valid Sale 02/17/2023
%Good 97
Class 407
ResidualValue 323,020
AdjSalePrice 409,000
CostByManual 420,072
LandValue 85,980
E.C.F. 0.769



179 BARNSTLEY DR
Parcel Number 4710-12-301-027
Occupancy Single Family
Style 1 STORY
Valid Sale 02/16/2023
%Good 97
Class 407
ResidualValue 315,000
AdjSalePrice 400,000
CostByManual 342,179
LandValue 85,000
E.C.F. 0.921



227 BARNSTLEY DR
Parcel Number 4710-12-301-033
Occupancy Single Family
Style 2 STORY
Valid Sale 01/18/2023
%Good 97
Class 407
ResidualValue 375,000
AdjSalePrice 460,000
CostByManual 426,052
LandValue 85,000
E.C.F. 0.880



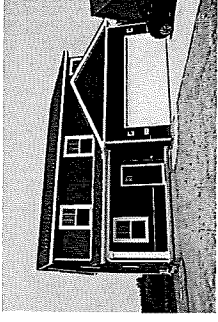
203 BARNSTLEY DR
Parcel Number 4710-12-301-030
Occupancy Single Family
Style 2 STORY
Valid Sale 12/09/2022
%Good 97
Class 407
ResidualValue 354,900
AdjSalePrice 439,900
CostByManual 432,402
LandValue 85,000
E.C.F. 0.821



Neighborhoods Used: 12301.MARION OAKS PUD THE DELLIS

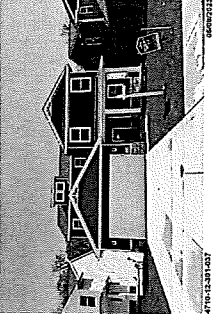
61 BARNESLEY DR

Parcel Number	4710-12-301-014	** Valid Sale	08/16/2023	12301	** Class	407	AdjSalePrice	424,900	LandValue	85,000
Occupancy	Single Family	%Good	95		ResidualValue	339,900	CostByManual	391,796	E.C.F.	0.868
Style	2 STORY									



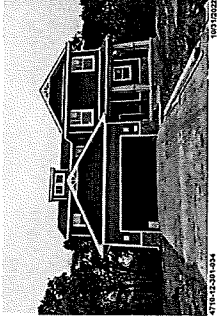
2015 DABATE DR

Parcel Number	4710-12-301-037	** Valid Sale	07/14/2023	12301	** Class	407	AdjSalePrice	470,000	LandValue	85,000
Occupancy	Single Family	%Good	97		ResidualValue	385,000	CostByManual	450,057	E.C.F.	0.855
Style	2 STORY									



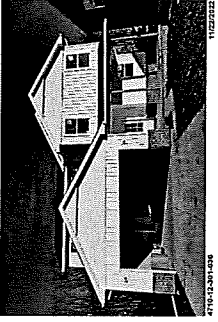
2335 BARNESLEY DR

Parcel Number	4710-12-301-034	** Valid Sale	06/30/2023	12301	** Class	407	AdjSalePrice	495,000	LandValue	85,000
Occupancy	Single Family	%Good	97		ResidualValue	410,000	CostByManual	510,674	E.C.F.	0.803
Style	2 STORY									



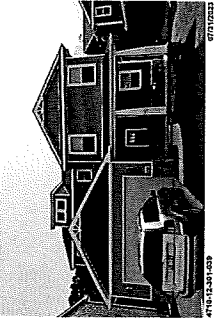
2007 DABATE DR

Parcel Number	4710-12-301-036	** Valid Sale	05/26/2023	12301	** Class	407	AdjSalePrice	450,000	LandValue	85,000
Occupancy	Single Family	%Good	97		ResidualValue	365,000	CostByManual	409,313	E.C.F.	0.892
Style	2 STORY									



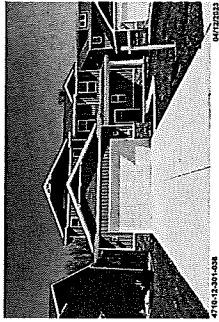
2047 DABATE DR

Parcel Number	4710-12-301-039	** Valid Sale	05/23/2023	12301	** Class	407	AdjSalePrice	450,000	LandValue	85,000
Occupancy	Single Family	%Good	97		ResidualValue	365,000	CostByManual	409,603	E.C.F.	0.891
Style	2 STORY									



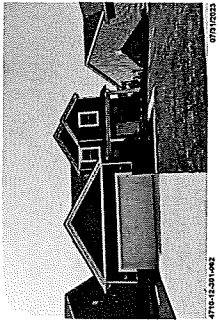
2029 DABATE DR

Parcel Number	4710-12-301-038	** Valid Sale	05/17/2023	12301	** Class	407	AdjSalePrice	480,000	LandValue	85,000
Occupancy	Single Family	%Good	97		ResidualValue	395,000	CostByManual	422,753	E.C.F.	0.934
Style	2 STORY									



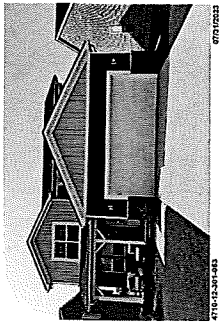
84 SAWGRASS DR

Parcel Number	4710-12-301-062	** Valid Sale	05/09/2023	12301	** Class	407	AdjSalePrice	378,900	LandValue	85,000
Occupancy	Single Family	%Good	97		ResidualValue	293,900	CostByManual	357,242	E.C.F.	0.823
Style	2 STORY									



84 SAWGRASS DR

Parcel Number	4710-12-301-053	** Valid Sale	04/28/2023	12301	** Class	407	AdjSalePrice	428,425	LandValue	85,000
Occupancy	Single Family	%Good	98		ResidualValue	343,425	CostByManual	417,857	E.C.F.	0.822
Style	2 STORY									



2153 DABATE DR	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		10/01/2024		407	415,000	85,000
4710-12-301-046		%Good		ResidualValue	CostByManual	E.C.F.
Occupancy		97		330,000	462,721	0.713
Single Family				2 STORY		

2139 STEELWOOD DR	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		08/29/2024		407	495,000	85,000
4710-12-301-099		%Good		ResidualValue	CostByManual	E.C.F.
Occupancy		98		410,000	395,828	1.036
Single Family				1 STORY		

83 BARNSLEY DR	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		07/16/2024		407	430,000	86,939
4710-12-301-017		%Good		ResidualValue	CostByManual	E.C.F.
Occupancy		95		343,061	367,113	0.934
Single Family				2 STORY		

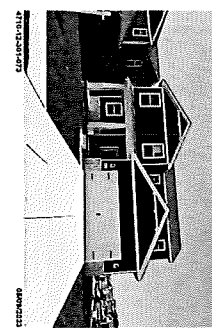
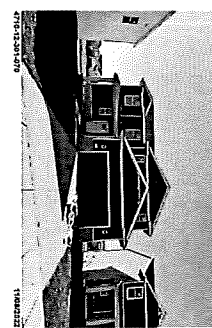
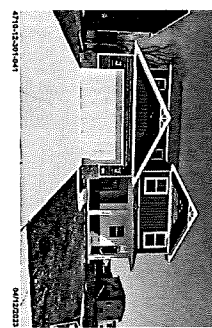
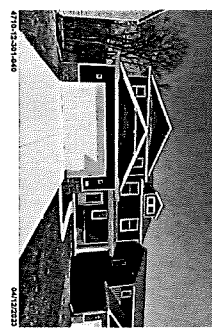
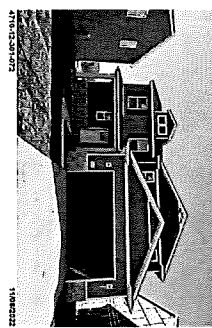
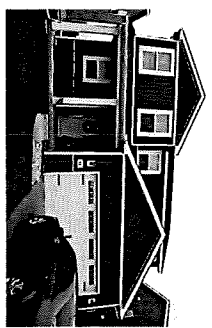
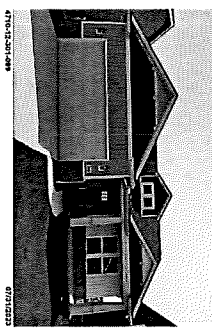
2028 DABATE DR	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		04/17/2024		407	415,000	85,000
4710-12-301-072		%Good		ResidualValue	CostByManual	E.C.F.
Occupancy		97		330,000	405,363	0.814
Single Family				2 STORY		

2065 DABATE DR	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		02/28/2024		407	440,000	85,000
4710-12-301-040		%Good		ResidualValue	CostByManual	E.C.F.
Occupancy		97		355,000	431,530	0.823
Single Family				2 STORY		

2077 DABATE DR	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		10/27/2023		407	450,000	85,000
4710-12-301-041		%Good		ResidualValue	CostByManual	E.C.F.
Occupancy		97		365,000	400,460	0.911
Single Family				2 STORY		

2058 DABATE DR	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		10/03/2023		407	425,000	86,298
4710-12-301-070		%Good		ResidualValue	CostByManual	E.C.F.
Occupancy		97		338,702	403,087	0.840
Single Family				2 STORY		

2020 DABATE DR	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		09/01/2023		407	449,900	85,000
4710-12-301-073		%Good		ResidualValue	CostByManual	E.C.F.
Occupancy		97		364,900	396,045	0.921
Single Family				2 STORY		



2025 MARION OAKS ECF

THE HIGHLANDS 10-12-302-* (COMPRISED OF 1 & 2 STY HOMES)**

1 STY .972: 2 STY .881

ALL OTHER STYLES .906

*****SEE ECF PRINT OUT ANALYSIS**

2023 ECF	
1 STY	0.958
2 STY	0.856

2024 ECF	
1 STY	0.969
2 STY	0.884

OUTLIERS OVER 1.35 REMOVED

LOT	ECF	STYLE
135	0.858	1
16	0.901	1
20	0.923	1
38	1.017	1
28	1.031	1
38	1.190	1
143	0.936	1
131	1.589	1

LOT	ECF	STYLE
134	0.779	2
17	0.790	2
32	0.795	2
26	0.817	2
136	0.843	2
135	0.858	1
18	0.864	2
34	0.873	2
25	0.883	2
133	0.889	2
21	0.891	2
16	0.901	1
4	0.907	2
20	0.923	1
30	0.957	2
36	0.963	2
137	0.988	2
39	0.997	2
37	1.008	2
38	1.017	1
28	1.031	1
132	1.360	2
131	1.589	1
130	2.377	2

LOT	ECF	STYLE
134	0.779	2
17	0.790	2
32	0.795	2
26	0.817	2
136	0.843	2
18	0.864	2
34	0.873	2
25	0.883	2
133	0.889	2
21	0.891	2
4	0.907	2
30	0.957	2
36	0.963	2
137	0.988	2
39	0.997	2
37	1.008	2
132	1.360	2
130	2.377	2

60% PARTIAL

60% PARTIAL

40% PARTIAL

E.C.F.s for Neighborhood: 12302 'MARION OAKS THE HIGHLANDS'

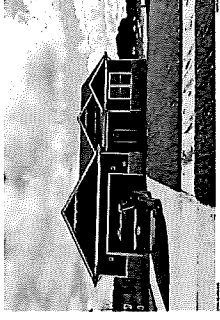
Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.972	0.972	0.972	0.972	0.972	0.972
2 STORY		0.881	0.881	0.881	0.881	0.881	0.881
1.5 STORY		0.906	0.906	0.906	0.906	0.906	0.906
BI-LEVEL		0.906	0.906	0.906	0.906	0.906	0.906
TRI-LEVEL		0.906	0.906	0.906	0.906	0.906	0.906
DUPLEX		0.906	0.906	0.906	0.906	0.906	0.906
QUAD-LEVEL		0.906	0.906	0.906	0.906	0.906	0.906
MANUFACTURED		0.906	0.906	0.906	0.906	0.906	0.906
FARMHOUSE		0.906	0.906	0.906	0.906	0.906	0.906
LOG HOME		0.906	0.906	0.906	0.906	0.906	0.906
CONDO		0.906	0.906	0.906	0.906	0.906	0.906
1.75 STORY		0.906	0.906	0.906	0.906	0.906	0.906
1.25 STORY		0.906	0.906	0.906	0.906	0.906	0.906
MODULAR		0.906	0.906	0.906	0.906	0.906	0.906
MOBILE HOME		0.906	0.906	0.906	0.906	0.906	0.906

Town Homes/Duplexes: 0.906
Mobile Homes : 0.906
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

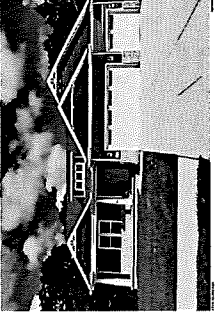
2077 GAMBREL LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-302-038	06/28/2022	407	510,000	100,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	410,000	403,305	1.017
Style				
1 STORY				



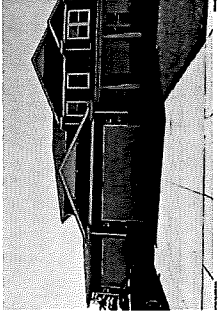
625 TRESTLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-302-020	05/17/2022	407	650,000	100,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	550,000	596,180	0.923
Style				
1 STORY				



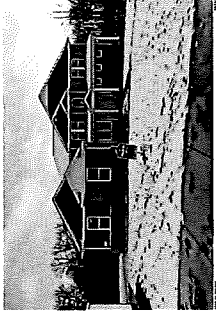
560 TRESTLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-302-034	04/29/2022	407	583,295	100,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	483,295	553,806	0.873
Style				
2 STORY				



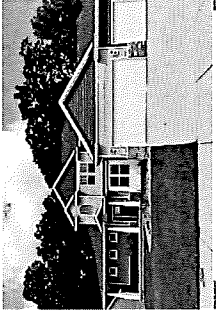
684 TRESTLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-302-025	04/22/2022	407	765,000	100,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	96	665,000	750,722	0.886
Style				
2 STORY				



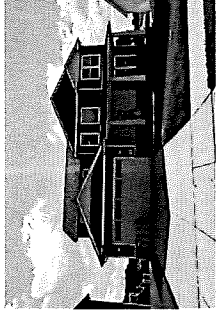
577 TRESTLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-302-017	04/13/2022	407	652,000	100,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	552,000	698,311	0.790
Style				
2 STORY				



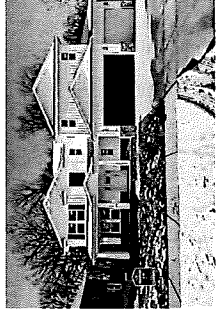
590 TRESTLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-302-032	04/08/2022	407	529,500	100,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	429,500	539,992	0.795
Style				
2 STORY				



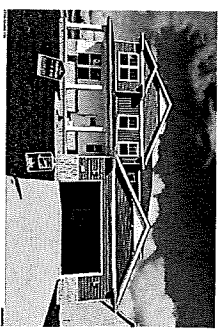
593 TRESTLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4710-12-302-018	04/01/2022	407	702,000	100,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	96	602,000	697,055	0.864
Style				
2 STORY				

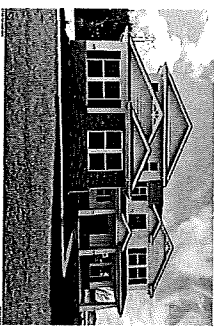


Neighborhoods Used: 12302.MARION OAKS THE HIGHLANDS

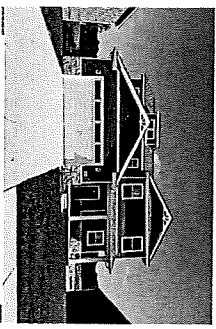
2090 GAMBRREL LANE
Parcel Number 4710-12-302-134
Occupancy Single Family
Style 2 STORY
** Valid Sale 02/27/2023 12302
%Good 97
Class 407
ResidualValue 460,000
AdjSalePrice 560,000
CostByManual 590,196
LandValue 100,000
E.C.F. 0.779



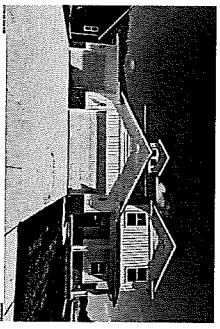
670 TRESTLE DR
Parcel Number 4710-12-302-026
Occupancy Single Family
Style 2 STORY
** Valid Sale 10/26/2022 12302
%Good 97
Class 407
ResidualValue 600,000
AdjSalePrice 700,000
CostByManual 734,228
LandValue 100,000
E.C.F. 0.817



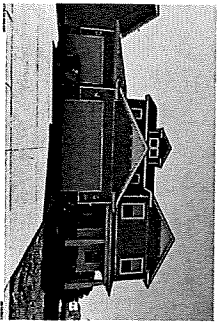
2061 GAMBRREL LANE
Parcel Number 4710-12-302-037
Occupancy Single Family
Style 2 STORY
** Valid Sale 10/18/2022 12302
%Good 97
Class 407
ResidualValue 428,100
AdjSalePrice 528,100
CostByManual 424,701
LandValue 100,000
E.C.F. 1.008



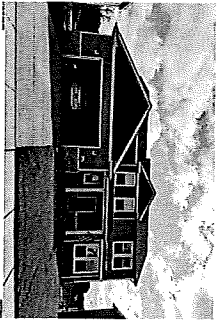
2085 GAMBRREL LANE
Parcel Number 4710-12-302-039
Occupancy Single Family
Style 2 STORY
** Valid Sale 09/23/2022 12302
%Good 97
Class 407
ResidualValue 450,000
AdjSalePrice 550,000
CostByManual 451,182
LandValue 100,000
E.C.F. 0.997



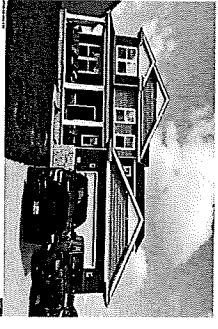
628 TRESTLE DR
Parcel Number 4710-12-302-030
Occupancy Single Family
Style 2 STORY
** Valid Sale 07/08/2022 12302
%Good 97
Class 407
ResidualValue 450,000
AdjSalePrice 550,000
CostByManual 470,224
LandValue 100,000
E.C.F. 0.957



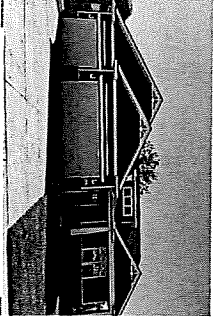
2047 GAMBRREL LANE
Parcel Number 4710-12-302-136
Occupancy Single Family
Style 2 STORY
** Valid Sale 06/30/2022 12302
%Good 97
Class 407
ResidualValue 460,000
AdjSalePrice 560,000
CostByManual 477,834
LandValue 100,000
E.C.F. 0.963



2066 GAMBRREL LANE
Parcel Number 4710-12-302-136
Occupancy Single Family
Style 2 STORY
** Valid Sale 06/30/2022 12302
%Good 97
Class 407
ResidualValue 405,640
AdjSalePrice 505,640
CostByManual 481,093
LandValue 100,000
E.C.F. 0.843

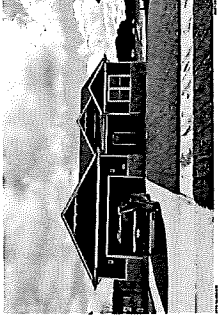


656 TRESTLE DR
Parcel Number 4710-12-302-028
Occupancy Single Family
Style 1 STORY
** Valid Sale 06/30/2022 12302
%Good 96
Class 407
ResidualValue 570,000
AdjSalePrice 670,000
CostByManual 552,729
LandValue 100,000
E.C.F. 1.031

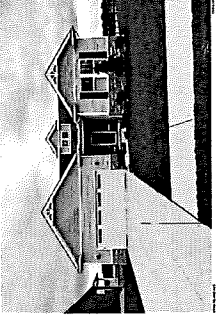


Neighborhoods Used: 12302.MARION OAKS THE HIGHLANDS

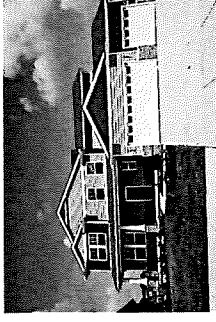
2077 GAMBREL LANE
 Parcel Number 4710-12-302-038
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 10/15/2024 12302 407
 %Good 97
 ResidualValue 480,000
 AdjSalePrice 580,000
 CostByManual 403,305
 LandValue 100,000
 E.C.F. 1.190



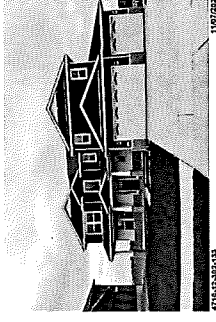
458 TRESTLE DR
 Parcel Number 4710-12-302-143
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 09/05/2024 12302 407
 %Good 96
 ResidualValue 425,000
 AdjSalePrice 525,000
 CostByManual 454,037
 LandValue 100,000
 E.C.F. 0.936



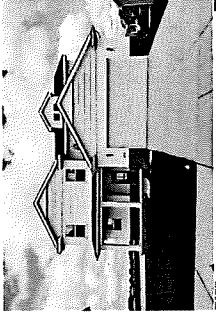
363 TRESTLE DR
 Parcel Number 4710-12-302-004
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 04/10/2024 12302 407
 %Good 96
 ResidualValue 446,111
 AdjSalePrice 550,000
 CostByManual 491,778
 LandValue 103,889
 E.C.F. 0.907



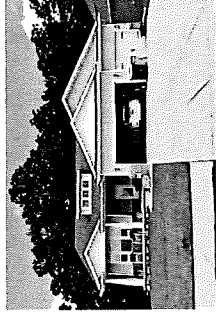
2100 GAMBREL LANE
 Parcel Number 4710-12-302-133
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 03/08/2024 12302 407
 %Good 98
 ResidualValue 615,000
 AdjSalePrice 715,000
 CostByManual 692,015
 LandValue 100,000
 E.C.F. 0.889



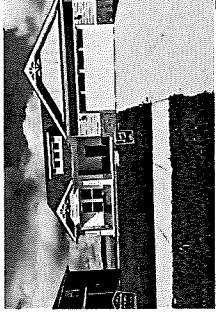
2056 GAMBREL LANE
 Parcel Number 4710-12-302-137
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 07/28/2023 12302 407
 %Good 97
 ResidualValue 404,000
 AdjSalePrice 504,000
 CostByManual 409,054
 LandValue 100,000
 E.C.F. 0.988



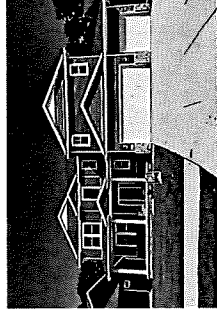
555 TRESTLE DR
 Parcel Number 4710-12-302-016
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 06/20/2023 12302 407
 %Good 97
 ResidualValue 447,560
 AdjSalePrice 550,000
 CostByManual 496,731
 LandValue 102,440
 E.C.F. 0.901



2078 GAMBREL LANE
 Parcel Number 4710-12-302-135
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 05/31/2023 12302 407
 %Good 97
 ResidualValue 423,000
 AdjSalePrice 523,000
 CostByManual 492,888
 LandValue 100,000
 E.C.F. 0.858



641 TRESTLE DR
 Parcel Number 4710-12-302-021
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 05/26/2023 12302 407
 %Good 97
 ResidualValue 589,900
 AdjSalePrice 689,900
 CostByManual 662,368
 LandValue 100,000
 E.C.F. 0.891



2025 MARION OAKS THE LINKS ECF

THE LINKS 10-12-303-***

0.893

SEE COMPUTER SHEETS FOR DATA

MARION OAKS THE LINKS HAVE NO SALES/NO LISTINGS

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

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

WOODBERRY

THE MEADOWS

THE MEADOWS WEST

CRYSTAL CT CONDOS

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	0.893	0.893	0.893	0.893	0.893	0.893
2 STORY	0.893	0.893	0.893	0.893	0.893	0.893
1.5 STORY	0.893	0.893	0.893	0.893	0.893	0.893
BI-LEVEL	0.893	0.893	0.893	0.893	0.893	0.893
TRI-LEVEL	0.893	0.893	0.893	0.893	0.893	0.893
DUPLEX	0.893	0.893	0.893	0.893	0.893	0.893
QUAD-LEVEL	0.893	0.893	0.893	0.893	0.893	0.893
MANUFACTURED	0.893	0.893	0.893	0.893	0.893	0.893
FARMHOUSE	0.893	0.893	0.893	0.893	0.893	0.893
LOG HOME	0.893	0.893	0.893	0.893	0.893	0.893
CONDO	0.893	0.893	0.893	0.893	0.893	0.893
1.75 STORY	0.893	0.893	0.893	0.893	0.893	0.893
1.25 STORY	0.893	0.893	0.893	0.893	0.893	0.893
MODULAR	0.893	0.893	0.893	0.893	0.893	0.893
MOBILE HOME	0.893	0.893	0.893	0.893	0.893	0.893

Close

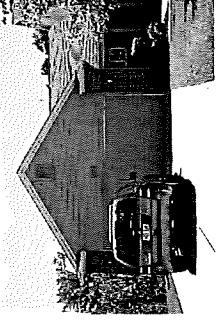
E.C.F.s for Neighborhood: 12303 'MARION OAKS THE LINKS'

Residential : 0.893
Town Homes/Duplexes: 0.893
Mobile Homes : 0.893
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

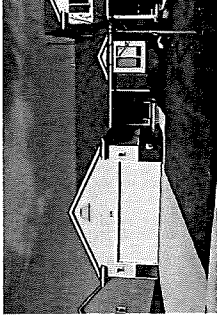
(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

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

220 NEWBERRY LN										
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue				
4710-12-101-056		05/06/2022	CONDO	407	270,000	66,296				
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.					
Single Family	1 STORY	79	203,704	264,106	0.771					



470 HOSTA										
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue				
4710-02-402-074		05/04/2022	02402	407	315,000	57,880				
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.					
Single Family	1 STORY	79	257,120	316,208	0.813					

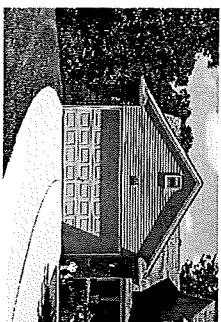


16 SEDUM										
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue				
4710-02-402-001		04/01/2022	02402	407	285,000	58,385				
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.					
Single Family	1 STORY	82	226,615	306,485	0.739					

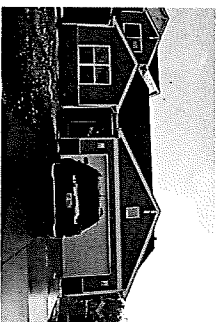


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 02402 - CONDOMINIUM - THE MEADOWS, 11203 - MEADOWS WEST

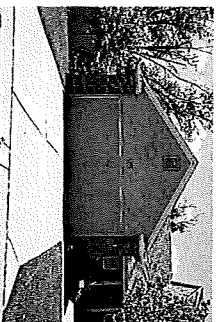
348 NEWBERRY LN
 Parcel Number 4710-12-101-036
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 10/16/2024
 %Good 24
 Class CONDO
 AdjSalePrice 407
 ResidualValue 320,000
 CostByManual 253,704
 LandValue 66,296
 E.C.F. 0.963



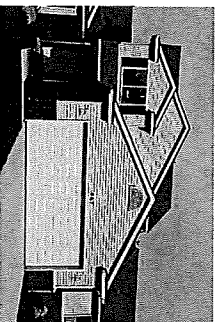
471 HOSTA
 Parcel Number 4710-02-402-083
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 10/04/2024
 %Good 93
 Class 407
 AdjSalePrice 345,000
 ResidualValue 287,400
 CostByManual 361,171
 LandValue 57,600
 E.C.F. 0.796



138 NEWBERRY LN
 Parcel Number 4710-12-101-068
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 08/16/2024
 %Good 79
 Class CONDO
 AdjSalePrice 407
 ResidualValue 242,400
 CostByManual 260,943
 LandValue 57,600
 E.C.F. 0.929



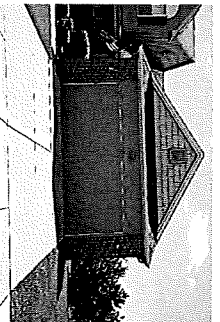
867 SPIREA
 Parcel Number 4710-02-402-089
 Occupancy Single Family
 Style 1.5 STORY
 ** Valid Sale 08/13/2024
 %Good 81
 Class 407
 AdjSalePrice 340,000
 ResidualValue 282,400
 CostByManual 299,314
 LandValue 57,600
 E.C.F. 0.943



476 HOSTA
 Parcel Number 4710-02-402-073
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 08/08/2024
 %Good 79
 Class 407
 AdjSalePrice 356,000
 ResidualValue 298,400
 CostByManual 281,597
 LandValue 57,600
 E.C.F. 1.060



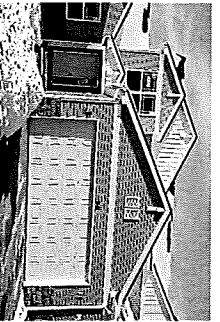
365 NEWBERRY LN
 Parcel Number 4710-12-101-116
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 07/17/2024
 %Good 24
 Class CONDO
 AdjSalePrice 407
 ResidualValue 242,400
 CostByManual 258,387
 LandValue 57,600
 E.C.F. 0.938



218 CANYON CREEK COURT
 Parcel Number 4710-11-203-003
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 06/14/2024
 %Good 97
 Class 407
 AdjSalePrice 409,900
 ResidualValue 352,300
 CostByManual 330,987
 LandValue 57,600
 E.C.F. 1.064



98 SEDUM
 Parcel Number 4710-02-402-014
 Occupancy Single Family
 Style 1.5 STORY
 ** Valid Sale 06/14/2024
 %Good 87
 Class 407
 AdjSalePrice 345,000
 ResidualValue 287,400
 CostByManual 305,025
 LandValue 57,600
 E.C.F. 0.942



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

202 CANYON CREEK COURT	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	06/03/2024	11203	417,400	57,600
4710-11-203-001	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	97	359,800	335,327	1.073
Single Family	1 STORY			

924 SPIREA	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	05/29/2024	02402	302,000	57,600
4710-02-402-121	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	80	244,400	309,715	0.789
Single Family	1.5 STORY			

1009 CAMELLIA CIRCLE	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	05/01/2024	11203	419,900	57,600
4710-11-203-043	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	97	362,300	340,112	1.065
Single Family	1 STORY			

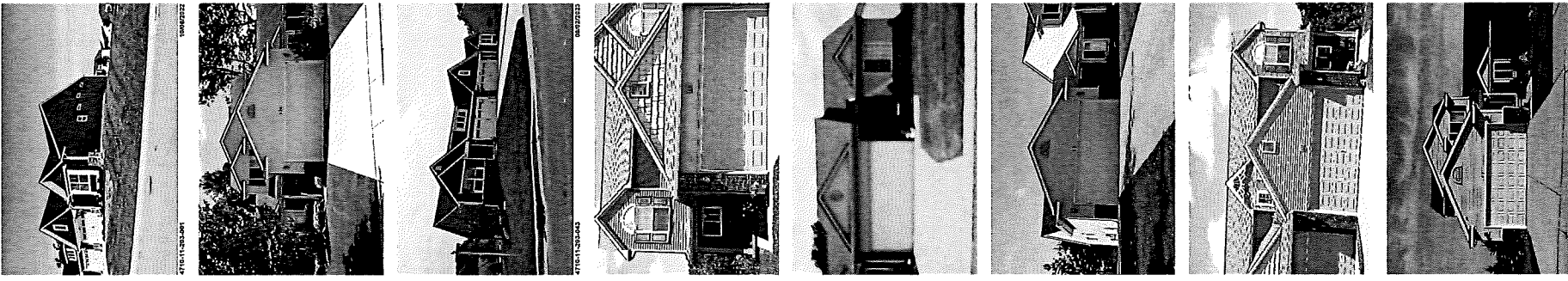
432 NEWBERRY LN	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	04/15/2024	CONDO	338,000	66,296
4710-12-101-025	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	79	271,704	295,714	0.919
Single Family	1.5 STORY			

270 WOOD PT	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	04/11/2024	CONDO	275,000	57,600
4710-03-201-013	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	79	217,400	249,374	0.872
Single Family	1 STORY			

33 SEDUM	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	03/28/2024	02402	278,000	58,385
4710-02-402-147	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	78	219,615	234,063	0.938
Single Family	1 STORY			

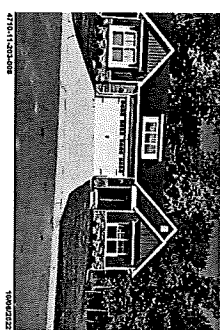
438 NEWBERRY LN	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	03/21/2024	CONDO	299,900	66,296
4710-12-101-024	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	79	233,604	272,943	0.856
Single Family	1.5 STORY			

22 SEDUM	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	12/22/2023	02402	285,000	58,385
4710-02-402-002	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	78	226,615	268,735	0.843
Single Family	1.5 STORY			

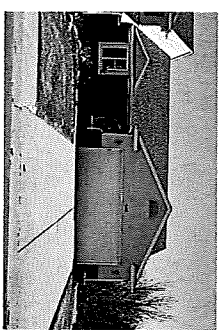


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 02402 - CONDOMINIUM - THE MEADOWS, 11203 - MEADOWS WEST

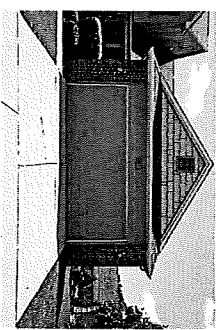
260 CANYON CREEK COURT
 Parcel Number 4710-11-203-008
 Occupancy Single Family
 ** Valid Sale 11/09/2023 11203
 %Good 97
 ** Class 407
 AdjSalePrice 495,000
 LandValue 57,600
 E.C.F. 1.110
 ResidualValue 437,400
 CostByManual 393,890



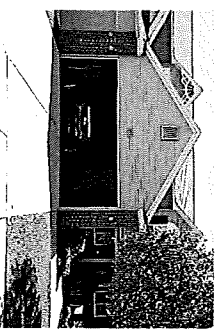
946 SPIERA
 Parcel Number 4710-02-402-035
 Occupancy Single Family
 ** Valid Sale 10/04/2023 02402
 %Good 78
 ** Class 407
 AdjSalePrice 325,000
 LandValue 57,600
 E.C.F. 0.904
 ResidualValue 267,400
 CostByManual 295,661



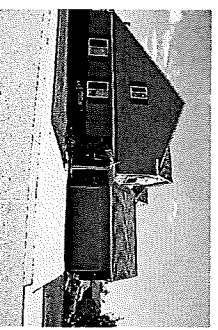
327 NEWBERRY LN
 Parcel Number 4710-12-101-112
 Occupancy Single Family
 ** Valid Sale 09/15/2023 CONDO
 %Good 79
 ** Class 407
 AdjSalePrice 275,000
 LandValue 57,600
 E.C.F. 0.841
 ResidualValue 217,400
 CostByManual 258,387



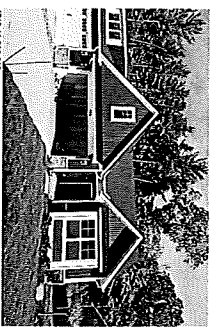
387 NEWBERRY LN
 Parcel Number 4710-12-101-119
 Occupancy Single Family
 ** Valid Sale 08/08/2023 CONDO
 %Good 78
 ** Class 407
 AdjSalePrice 280,000
 LandValue 57,600
 E.C.F. 0.780
 ResidualValue 222,400
 CostByManual 285,267



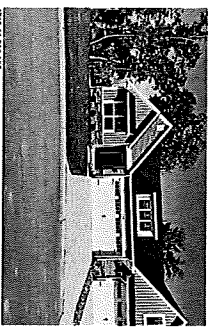
495 NEWBERRY LN
 Parcel Number 4710-12-101-087
 Occupancy Single Family
 ** Valid Sale 07/27/2023 CONDO
 %Good 78
 ** Class 407
 AdjSalePrice 308,500
 LandValue 57,600
 E.C.F. 0.833
 ResidualValue 250,900
 CostByManual 301,217



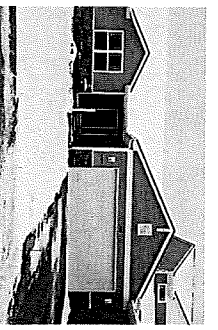
300 CANYON CREEK COURT
 Parcel Number 4710-11-203-013
 Occupancy Single Family
 ** Valid Sale 07/12/2023 11203
 %Good 97
 ** Class 407
 AdjSalePrice 465,000
 LandValue 57,600
 E.C.F. 1.003
 ResidualValue 407,400
 CostByManual 406,363



230 CANYON CREEK COURT
 Parcel Number 4710-11-203-005
 Occupancy Single Family
 ** Valid Sale 06/30/2023 11203
 %Good 97
 ** Class 407
 AdjSalePrice 455,000
 LandValue 57,600
 E.C.F. 0.982
 ResidualValue 397,400
 CostByManual 404,889



124 SEDUM
 Parcel Number 4710-02-402-018
 Occupancy Single Family
 ** Valid Sale 06/20/2023 02402
 %Good 89
 ** Class 407
 AdjSalePrice 370,000
 LandValue 57,941
 E.C.F. 0.791
 ResidualValue 312,059
 CostByManual 394,321

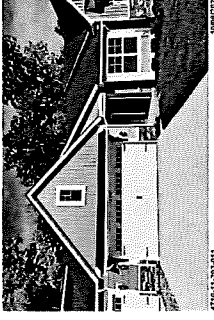


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CT CONDOS, 02402 - CONDOMINIUM - THE MEADOWS, 11203 - MEADOWS WEST

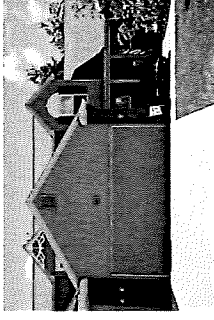
322 CANYON CREEK COURT	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	05/03/2023	11203 407	413,000	58,779
4710-11-203-015	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	97	354,221	365,001	0.970
Single Family	1 STORY			



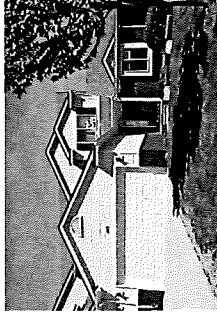
280 CANYON CREEK COURT	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	04/18/2023	11203 407	400,000	57,600
4710-11-203-011	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	97	342,400	325,824	1.051
Single Family	1 STORY			



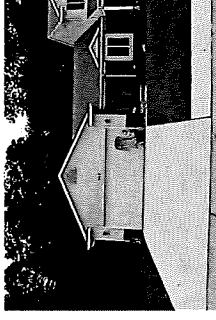
566 NEWBERRY LN	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	03/13/2023	CONDO 407	275,000	57,600
4710-12-101-003	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	79	217,400	266,361	0.816
Single Family	1.5 STORY			



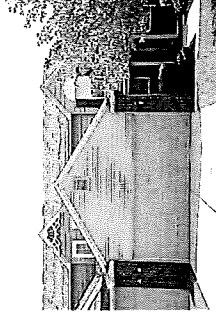
462 HOSTA	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	03/06/2023	02402 407	307,500	57,928
4710-02-402-076	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	80	249,572	332,343	0.751
Single Family	1.5 STORY			



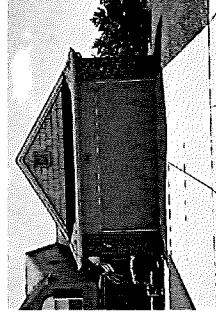
912 SPIREA	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	02/03/2023	02402 407	315,000	57,600
4710-02-402-119	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	80	257,400	291,145	0.884
Single Family	1 STORY			



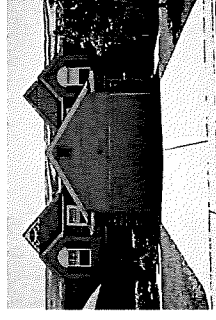
126 NEWBERRY LN	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	01/23/2023	CONDO 407	254,000	57,600
4710-12-101-070	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	79	196,400	275,701	0.712
Single Family	1.5 STORY			



365 NEWBERRY LN	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	01/20/2023	CONDO 407	275,000	57,600
4710-12-101-116	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	79	217,400	258,387	0.841
Single Family	1 STORY			

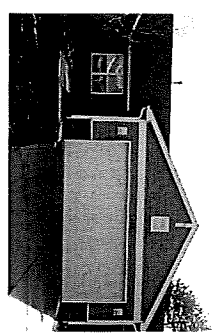


96 NEWBERRY LN	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	01/13/2023	CONDO 407	274,500	57,600
4710-12-101-073	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	78	216,900	302,835	0.716
Single Family	1.5 STORY			

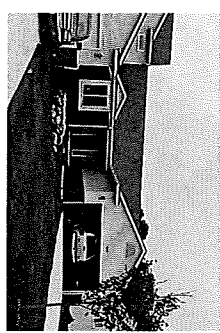


Neighborhoods Used: CONDO - WOODBERRY, CRYSTAL CR CONDOS, 02402 - CONDOMINIUM - THE MEADOWS, 11203 - MEADOWS WEST

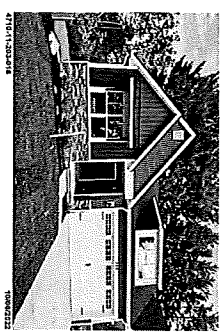
123 SEDDUM
 Parcel Number 4710-02-402-134
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 12/06/2022 02402
 %Good %Good
 ** Class 407
 AdjSalePrice 350,000
 LandValue 57,600
 E.C.F. 0.951
 ResidualValue 292,400
 CostByManual 307,481



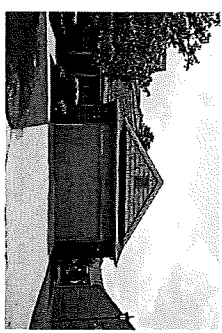
916 SPIREA
 Parcel Number 4710-02-402-120
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 12/02/2022 02402
 %Good %Good
 ** Class 407
 AdjSalePrice 275,000
 LandValue 57,600
 E.C.F. 0.844
 ResidualValue 217,400
 CostByManual 257,645



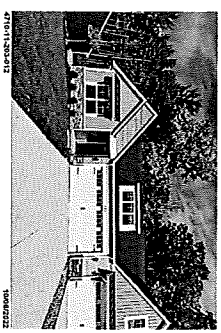
330 CANYON CREEK COURT
 Parcel Number 4710-11-203-016
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 11/01/2022 11203
 %Good %Good
 ** Class 407
 AdjSalePrice 475,000
 LandValue 57,600
 E.C.F. 1.043
 ResidualValue 417,400
 CostByManual 400,178



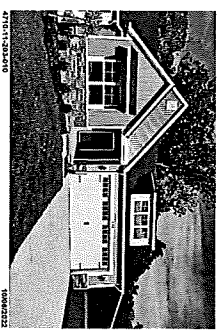
120 NEWBERRY LN
 Parcel Number 4710-12-101-071
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 09/28/2022 CONDO
 %Good %Good
 ** Class 407
 AdjSalePrice 260,000
 LandValue 57,600
 E.C.F. 0.736
 ResidualValue 202,400
 CostByManual 274,916



292 CANYON CREEK COURT
 Parcel Number 4710-11-203-012
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 09/14/2022 11203
 %Good %Good
 ** Class 407
 AdjSalePrice 411,240
 LandValue 58,926
 E.C.F. 0.837
 ResidualValue 352,314
 CostByManual 420,955



274 CANYON CREEK COURT
 Parcel Number 4710-11-203-010
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 09/09/2022 11203
 %Good %Good
 ** Class 407
 AdjSalePrice 385,000
 LandValue 57,600
 E.C.F. 0.897
 ResidualValue 327,400
 CostByManual 364,841



982 SPIREA
 Parcel Number 4710-02-402-043
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 09/09/2022 02402
 %Good %Good
 ** Class 407
 AdjSalePrice 320,000
 LandValue 58,385
 E.C.F. 0.907
 ResidualValue 261,615
 CostByManual 288,304



318 CANYON CREEK COURT
 Parcel Number 4710-11-203-014
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 08/31/2022 11203
 %Good %Good
 ** Class 407
 AdjSalePrice 475,000
 LandValue 58,485
 E.C.F. 1.027
 ResidualValue 416,515
 CostByManual 405,550



E.C.F.s for Neighborhood: 14300 'WOLF RDG, LK PNES, ST GRD, JESSE DR, MAR MEADS'

Residential : 0.819
Town Homes/Duplexes: 0.819
Mobile Homes : 0.819
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: BEV - BLACK EAGLE VALLEY, 14300 - WOLF RDG, LK PNES, ST GRD, JESSE DR, MAR MEADS

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
1.25 STORY	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
1.5 STORY	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
1.75 STORY	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
2 STORY	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
BI-LEVEL	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
CONDO	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
DUPLEX	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
FARMHOUSE	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
LOG HOME	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
MANUFACTURED	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
MOBILE HOME	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
MODULAR	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
QUAD-LEVEL	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327
TRI-LEVEL	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327	4,486,327

Total Single Family Costs by Manual : 4,486,327
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 19,160
 Total Commercial Costs by Manual : 0

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
1.25 STORY	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
1.5 STORY	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
1.75 STORY	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
2 STORY	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
BI-LEVEL	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
CONDO	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
DUPLEX	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
FARMHOUSE	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
LOG HOME	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
MANUFACTURED	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
MOBILE HOME	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
MODULAR	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
QUAD-LEVEL	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423
TRI-LEVEL	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423	3,672,423

Total Single Family Sale Residual Values : 3,672,423
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 18,800
 Total Commercial Sale Residual Values : 0

Valid #	Invalid #	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	1	7.70	9.59	0.989
After Application of E.C.F.'s 5.95 7.67 1.001				

Statistics for this Analysis

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
1.25 STORY	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
1.5 STORY	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
1.75 STORY	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
2 STORY	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
BI-LEVEL	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
CONDO	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
DUPLEX	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
FARMHOUSE	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
LOG HOME	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
MANUFACTURED	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
MOBILE HOME	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
MODULAR	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
QUAD-LEVEL	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)
TRI-LEVEL	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)	0.819(9)

Single Family E.C.F. : 0.819 (9)

Outlier Below
0.750
Removed

819

Neighborhoods Used: BEV - BLACK EAGLE VALLEY, 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	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
1.25 STORY	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
1.5 STORY	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
1.75 STORY	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
2 STORY	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
BI-LEVEL	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
CONDO	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
DUPLEX	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
FARMHOUSE	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
LOG HOME	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
MANUFACTURED	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
MOBILE HOME	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
MODULAR	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
QUAD-LEVEL	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845
TRI-LEVEL	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845	5,120,845

Total Single Family Costs by Manual : 5,120,845
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 19,160
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	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
1.25 STORY	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
1.5 STORY	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
1.75 STORY	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
2 STORY	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
BI-LEVEL	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
CONDO	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
DUPLEX	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
FARMHOUSE	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
LOG HOME	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
MANUFACTURED	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
MOBILE HOME	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
MODULAR	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
QUAD-LEVEL	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105
TRI-LEVEL	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105	4,113,105

Total Single Family Sale Residual Values : 4,113,105
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 18,800
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	0	8.38	10.10	0.989
After Application of E.C.F.s : 6.42				
8.16				
1.001				

Economic Condition Factor Estimates (# of data points)

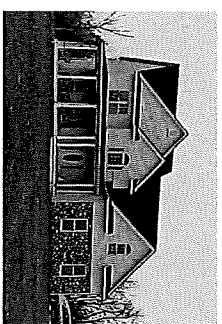
Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
1.25 STORY	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
1.5 STORY	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
1.75 STORY	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
2 STORY	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
BI-LEVEL	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
CONDO	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
DUPLEX	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
FARMHOUSE	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
LOG HOME	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
MANUFACTURED	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
MOBILE HOME	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
MODULAR	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
QUAD-LEVEL	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)
TRI-LEVEL	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)	0.803(10)

all in

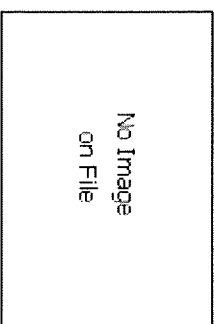
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Neighborhoods Used: BEV - BLACK EAGLE VALLEY, 14300 - WOLF RDG, LK PNES, ST GRD, JESSE DR, MAR MEADS

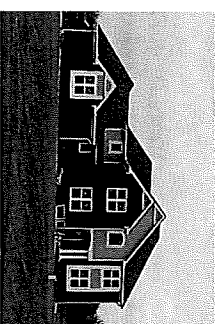
3563 BLACK EAGLE DR
 Parcel Number 4710-22-101-002
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 10/11/2024 BEV
 %Good 77
 ** Class 407
 AdjSalePrice 500,000
 LandValue 95,172
 ResidualValue 404,828
 CostByManual 419,702
 E.C.F. 0.965



MARION MEADOWS DR
 Parcel Number 4710-11-400-035
 Agricultural Buildings:
 ** Valid Sale 09/05/2024 14300
 ResidualValue 18800
 ** Class 401
 AdjSalePrice 110,000
 LandValue 91,200
 CostByManual E.C.F.
 19160 0.981



374 MARION MEADOWS DR
 Parcel Number 4710-11-402-012
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 02/15/2024 14300
 %Good 83
 ** Class 407
 AdjSalePrice 425,000
 LandValue 63,000
 ResidualValue 362,000
 CostByManual 506,243
 E.C.F. 0.715



3440 EAGLE VALLEY CT
 Parcel Number 4710-22-101-005
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 01/16/2024 BEV
 %Good 77
 ** Class 407
 AdjSalePrice 560,000
 LandValue 95,240
 ResidualValue 464,760
 CostByManual 587,587
 E.C.F. 0.791



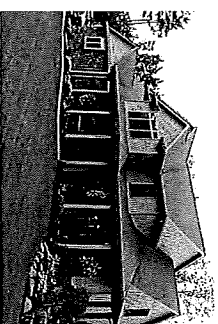
2730 BLACK EAGLE RDG
 Parcel Number 4710-22-101-061
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 12/19/2023 BEV
 %Good 81
 ** Class 407
 AdjSalePrice 499,999
 LandValue 61,800
 ResidualValue 438,199
 CostByManual 594,063
 E.C.F. 0.738



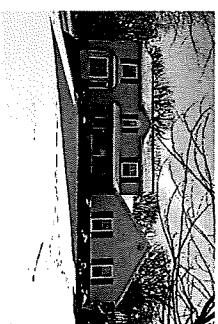
223 MARION MEADOWS DR
 Parcel Number 4710-11-402-005
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 10/23/2023 14300
 %Good 68
 ** Class 407
 AdjSalePrice 285,000
 LandValue 63,000
 ResidualValue 222,000
 CostByManual 278,131
 E.C.F. 0.798



3366 PEREGRINE WAY
 Parcel Number 4710-23-201-009
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 10/20/2023 14300
 %Good 80
 ** Class 407
 AdjSalePrice 575,000
 LandValue 90,000
 ResidualValue 485,000
 CostByManual 622,437
 E.C.F. 0.779



2867 BLACK EAGLE RDG
 Parcel Number 4710-22-101-015
 Occupancy Single Family
 Style 2 STORY
 ** Valid Sale 08/07/2023 BEV
 %Good 76
 ** Class 407
 AdjSalePrice 479,000
 LandValue 66,119
 ResidualValue 412,881
 CostByManual 453,058
 E.C.F. 0.911

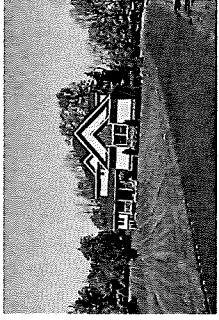


Neighborhoods Used: BEV - BLACK EAGLE VALLEY, 14300 - WOLF RDG, LK PNES, ST GRD, JESSE DR, MAR MEADS

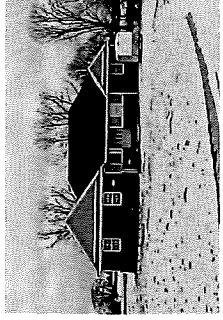
2633 BLACK EAGLE RDG
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-22-101-045 11/17/2022 BEV 407 513,000 72,318
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 80 440,682 634,517 0.695



2764 BLACK EAGLE VALLEY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-22-101-036 11/08/2022 BEV 407 500,000 94,565
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 78 405,435 451,039 0.899



946 GRAY FOX CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-14-300-012 10/10/2022 14300 401 548,500 71,180
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 81 477,320 574,068 0.831



2025 COMMERCIAL ECF .701							
parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
06-28-100-024	10/23	\$ 750,000	\$ 2,927	\$ 543,629	\$ 203,444	\$ 366,043	0.556
11-13-100-016	12/22	\$ 500,000	\$ 48,916	\$ 164,359	\$ 286,725	\$ 466,563	0.615
15-25-100-030	11/22	\$ 450,000	\$ 41,796	\$ 144,909	\$ 263,295	\$ 408,105	0.645
05-10-200-002	4/24	\$ 291,000	\$ 13,860	\$ 64,687	\$ 212,453	\$ 309,187	0.687
17-01-100-012	8/22	\$ 290,000	\$ 11,090	\$ 71,221	\$ 207,689	\$ 291,093	0.713
17-36-304-016	8/23	\$ 640,000	\$ 6,225	\$ 143,787	\$ 489,988	\$ 531,859	0.921
					\$ 1,663,594	\$ 2,372,850	0.701

2025 COMMERCIAL CONVENIENCE/GAS STATIONS ECF 1.46							
parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
11-13-102-014	4/24	\$ 2,359,471	\$ 45,071	\$ 496,584	\$ 1,817,816	\$ 1,452,084	1.252
08-28-200-020	9/22	\$ 2,755,000	\$ 101,153	\$ 889,942	\$ 1,763,905	\$ 1,001,752	1.761
					\$ 3,581,721	\$ 2,453,836	1.460

2025 COMMERCIAL STORAGE UNITS ECF 1.103							
parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
12-19-300-025	4/22	\$ 1,400,000	\$ 37,045	\$ 418,176	\$ 944,779	\$ 824,689	1.146
10-02-400-010	10/22	\$ 1,650,000	\$ 232,716	\$ 884,869	\$ 532,415	\$ 853,602	0.624
18-19-300-013	9/22	\$ 2,935,000	\$ 73,089	\$ 1,171,168	\$ 1,690,743	\$ 865,389	1.954
06-28-100-049	10/23	\$ 2,369,500	\$ 189,883	\$ 848,113	\$ 1,331,504	\$ 1,535,818	0.867
					\$ 4,499,441	\$ 4,079,498	1.103

OUTLIERS							
parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
11-06-101-021	5/24	\$ 125,000	\$ 155	\$ 49,691	\$ 75,154	\$ 51,890	1.448
11-10-400-007	4/24	\$ 665,400	\$ 11,856	\$ 156,533	\$ 497,011	\$ 369,769	1.344
11-13-102-014	4/24	\$ 2,359,471	\$ 45,071	\$ 496,584	\$ 1,817,816	\$ 1,452,084	1.252

E.C.F.s for Neighborhood: 201 'COMMERCIAL'

Residential : 0.701
Town Homes/Duplexes: 0.701
Mobile Homes : 0.701
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 6.600
B: 0.000
C: 0.000
D: 0.000

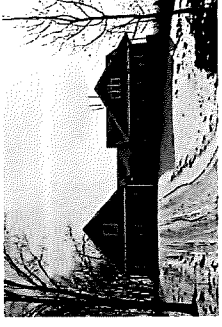
E.C.F.s for Neighborhood: 27102 'DERB FM, SUNS PNS, KNLS GRS LK, SUNDNC, JART, '

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.886	0.886	0.886	0.886	0.886	0.886
2 STORY		0.916	0.916	0.916	0.916	0.916	0.916
1.5 STORY		0.916	0.916	0.916	0.916	0.916	0.916
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		0.886	0.886	0.886	0.886	0.886	0.886
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		0.886	0.886	0.886	0.886	0.886	0.886
1.75 STORY		0.916	0.916	0.916	0.916	0.916	0.916
1.25 STORY		0.916	0.916	0.916	0.916	0.916	0.916
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

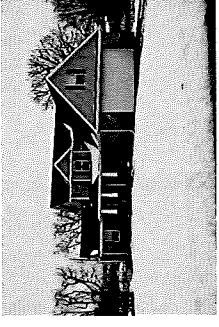
Town Homes/Duplexes: 0.916
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

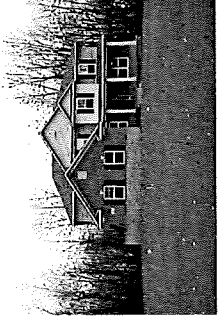
2265 WILD CHERRY DR
 Parcel Number 11/08/2022 27102 401 AdjSalePrice LandValue
 4710-27-202-098 495,000 82,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 90 412,400 549,420 0.751



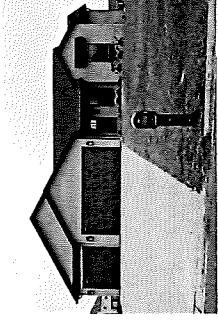
2909 CLIVEDON RD
 Parcel Number 09/16/2022 27102 407 AdjSalePrice LandValue
 4710-27-103-004 430,000 68,524
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 93 361,476 446,474 0.810



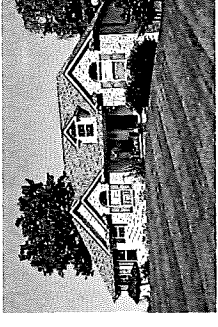
2362 WILD CHERRY DR
 Parcel Number 09/13/2022 27102 401 AdjSalePrice LandValue
 4710-27-202-109 605,000 71,200
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 89 533,800 576,647 0.926



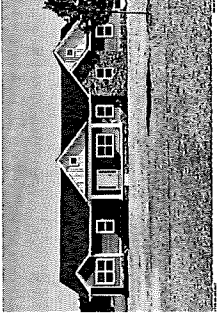
2842 CLIVEDON RD
 Parcel Number 08/01/2022 27102 407 AdjSalePrice LandValue
 4710-27-103-032 390,000 60,711
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 93 329,289 352,404 0.934



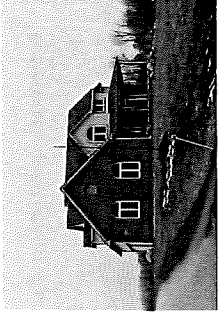
232 SUNSET PINES DR
 Parcel Number 07/01/2022 27102 407 AdjSalePrice LandValue
 4710-26-401-011 445,000 64,783
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 77 380,217 375,178 1.013



4925 TORATOLA LN
 Parcel Number 06/09/2022 26302 407 AdjSalePrice LandValue
 4710-26-302-002 490,000 80,460
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 96 409,540 412,694 0.992



2610 CLIVEDON RD
 Parcel Number 05/13/2022 27102 401 AdjSalePrice LandValue
 4710-27-102-005 485,000 90,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 77 395,000 369,033 1.070

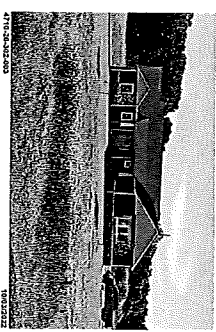


Neighborhoods Used: 27102 - DERB FM, SUNS PNS, KNIS GRS LK, SUNDNOC, JART, / 26302 - TORATOLA

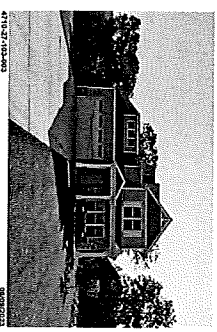
2241 WILD CHERRY DR
Parcel Number 4710-27-202-100
Occupancy Single Family
Style 1 STORY
Valid Sale 11/03/2023 27102
%Good %Good
ResidualValue 383,700
AdjSalePrice 454,900
LandValue 71,200
E.C.F. 0.707



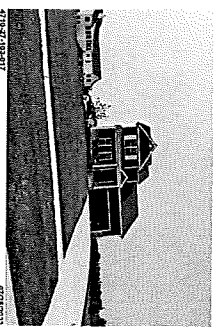
4881 TORATOLA LN
Parcel Number 4710-26-302-003
Occupancy Single Family
Style 1 STORY
Valid Sale 10/26/2023 26302
%Good %Good
ResidualValue 389,263
AdjSalePrice 499,000
LandValue 109,737
E.C.F. 0.826



2921 CLIVEDON RD
Parcel Number 4710-27-103-003
Occupancy Single Family
Style 2 STORY
Valid Sale 08/04/2023 27102
%Good %Good
ResidualValue 433,650
AdjSalePrice 494,900
LandValue 61,250
E.C.F. 0.943



2751 CLIVEDON RD
Parcel Number 4710-27-103-017
Occupancy Single Family
Style 2 STORY
Valid Sale 07/20/2023 27102
%Good %Good
ResidualValue 424,900
AdjSalePrice 484,900
LandValue 60,000
E.C.F. 0.938



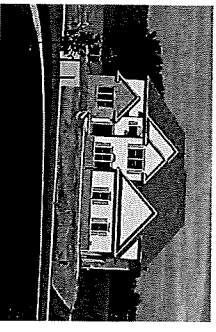
2250 WHITE HAWK TRL
Parcel Number 4710-27-202-093
Occupancy Single Family
Style 2 STORY
Valid Sale 07/19/2023 27102
%Good %Good
ResidualValue 561,056
AdjSalePrice 680,000
LandValue 118,944
E.C.F. 1.050



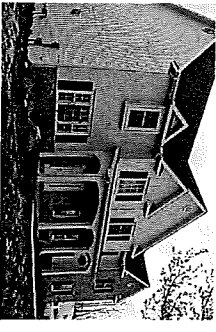
177 SUNSET PINES DR
Parcel Number 4710-26-401-006
Occupancy Single Family
Style 1 STORY
Valid Sale 06/16/2023 27102
%Good %Good
ResidualValue 420,749
AdjSalePrice 490,000
LandValue 69,251
E.C.F. 0.923



4025 PRAIRIE ROSE DR
Parcel Number 4710-27-202-078
Occupancy Single Family
Style 2 STORY
Valid Sale 03/23/2023 27102
%Good %Good
ResidualValue 384,719
AdjSalePrice 460,000
LandValue 75,281
E.C.F. 0.771



2269 WHITE HAWK TRL
Parcel Number 4710-27-202-119
Occupancy Single Family
Style 2 STORY
Valid Sale 12/22/2022 27102
%Good %Good
ResidualValue 428,700
AdjSalePrice 499,900
LandValue 71,200
E.C.F. 0.756



Neighborhoods Used: 27102 - DERB FM, SUNS PNS, KNLS GRS LK, SUNDNC, JART, , 26302 - TORATOLA

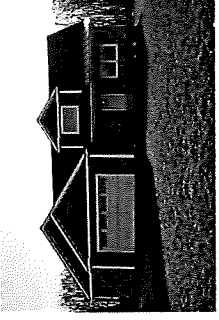
4147 SUNDANCE MEADOWS

** Valid Sale	** Class	AdjSalePrice	LandValue
10/25/2024	401	500,000	71,200
4710-26-101-041	%Good	ResidualValue	E.C.F.
Occupancy	85	428,800	0.858
Single Family	2 STORY	499,590	



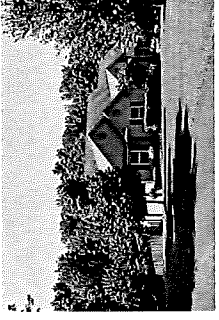
2245 WHITE HAWK TRL

** Valid Sale	** Class	AdjSalePrice	LandValue
10/11/2024	401	500,000	71,200
4710-27-202-121	%Good	ResidualValue	E.C.F.
Occupancy	93	428,800	0.777
Single Family	1.5 STORY	551,641	



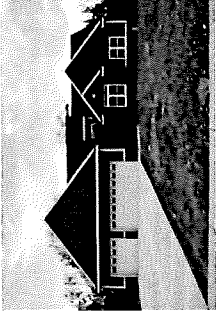
1951 SUNDANCE RIDGE

** Valid Sale	** Class	AdjSalePrice	LandValue
08/08/2024	401	450,000	71,200
4710-26-101-021	%Good	ResidualValue	E.C.F.
Occupancy	77	378,800	0.971
Single Family	2 STORY	389,944	



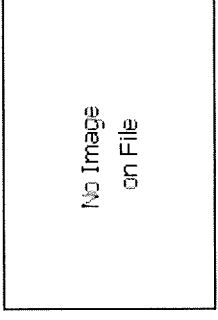
2292 WHITE HAWK TRL

** Valid Sale	** Class	AdjSalePrice	LandValue
07/01/2024	401	665,000	83,730
4710-27-202-096	%Good	ResidualValue	E.C.F.
Occupancy	94	581,270	0.918
Single Family	1 STORY	633,030	



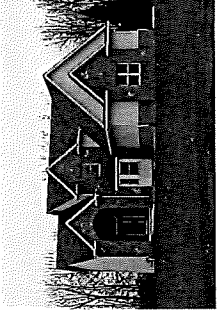
4581 SIERRA DR

** Valid Sale	** Class	AdjSalePrice	LandValue
06/28/2024	401	400,000	71,200
4710-26-101-024	%Good	ResidualValue	E.C.F.
Occupancy	77	328,800	1.003
Single Family	2 STORY	327,907	



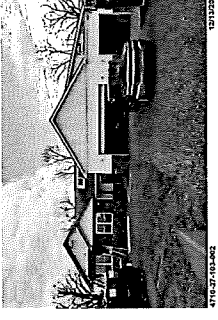
2266 WILD CHERRY DR

** Valid Sale	** Class	AdjSalePrice	LandValue
06/11/2024	401	599,000	71,200
4710-27-202-104	%Good	ResidualValue	E.C.F.
Occupancy	82	527,800	0.973
Single Family	2 STORY	542,695	



2933 CLIVEDON RD

** Valid Sale	** Class	AdjSalePrice	LandValue
03/28/2024	407	591,000	60,000
4710-27-103-002	%Good	ResidualValue	E.C.F.
Occupancy	98	531,000	1.064
Single Family	1 STORY	498,937	



2257 WHITE HAWK TRL

** Valid Sale	** Class	AdjSalePrice	LandValue
03/11/2024	401	665,000	84,846
4710-27-202-120	%Good	ResidualValue	E.C.F.
Occupancy	91	580,154	0.835
Single Family	1 STORY	694,808	



INDUSTRIAL E.C.F. 2025 =1.058

PARCEL	SALE DATE	SALE PRICE	LAND	MISC	RESIDUAL	COST	ECF	BLDG SQ FT
18-31-401-016	23-Feb	\$ 3,909,400	\$ 290,894	\$ 13,656	\$ 3,604,850	\$ 2,664,926	1.353	69,092
12-35-401-014	22-Apr	\$ 900,000	\$ 97,683	\$ 20,894	\$ 781,423	\$ 982,864	0.795	14,600
03-10-200-041	24-Jan	\$ 375,000	\$ 64,796	\$ 7,086	\$ 303,118	\$ 363,625	0.834	10,400
05-10-300-038	23-Mar	\$ 2,700,000	\$ 258,267	\$ 51,920	\$ 2,389,813	\$ 2,650,772	0.902	49,200
18-31-401-006	24-Apr	\$ 1,007,160	\$ 102,082	\$ 5,003	\$ 900,075	\$ 879,222	1.024	8,294
					7,979,279	7,541,409	<u>1.058</u>	

OUTLIER

06-28-301-029	24-May	\$ 1,580,000	\$ 62,814	\$ 17,706	\$ 1,499,480	\$ 834,750	1.796	16,402
06-28-401-028	23-Feb	\$ 11,250,000	\$ 598,254	\$ 99,999	\$ 10,551,747	\$ 7,499,292	1.407	125,132
11-08-100-009	23-Dec	\$ 600,000	\$ 346,098	\$ 13,391	\$ 240,511	\$ 418,756	0.574	14,400

MARION IMPROVED SQ FT		ACRES
MICHAELS	16,800	13.13
BROCKWAY	6,000	1.00
983 HUGHES	39,000	5.12
ITC	1,800	50.46

UTILITY

E.C.F.s for Neighborhood: 301.M 'INDUSTRIAL'

Residential : 1.058
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

2025 CRANBROOK'S, KINGSWOOD & TIMBER BLUFF

1 STY/1.25, = .951: 1.5, 1.75 .893: 2 STY .823

USE TOWNSHIP WIDE FOR OTHER STYLES

SEE COMPUTER PRINTOUT IN BOOK

ECF NEIGHBORHOOD '36100

ECF NEIGHBORHOOD '35203

2024 TIMBER BLUFF WAS NOT PART OF THIS NEIGHBORHOOD

2021 ECF .836	2022 ECF .811	2023 ECF .827
2024: 1 STY .898: 1.5 STY .858: 2 STY .798		

	STYLE	ECF	COMMENT
102-019	1	0.572	3RD OLD
104-035	2	0.744	NEWEST
104-003	2	0.745	
104-011	2	0.747	
104-029	2	0.778	2ND OLD
103-013	2	0.797	
103-032	2	0.806	
104-038	1.5	0.893	
TIMBER BLUFF	1	0.897	
105-017	1	0.921	
105-011	2	0.940	
101-019	1	0.976	
101-023	1	0.976	
102-013	1	0.985	OLDEST
103-029	2	0.991	2ND NEW
TIMBER BLUFF	1	1.012	
101-002	2	1.035	3RD NEW
105-016	1	1.101	

SECTION	STYLE	ECF	COMMENT
102-019	1	0.572	3RD OLD
TIMBER BLUFF	1	0.897	
105-017	1	0.921	
101-023	1	0.976	
101-019	1	0.976	
102-013	1	0.985	OLDEST
TIMBER BLUFF	1	1.012	
105-016	1	1.101	

SECTION	STYLE	ECF	COMMENT
104-038	1.5	0.893	

SECTION	STYLE	ECF	COMMENT
104-035	2	0.744	NEWEST
104-003	2	0.745	
104-011	2	0.747	
104-029	2	0.778	2ND OLD
103-013	2	0.797	
103-032	2	0.806	
105-011	2	0.940	
103-029	2	0.991	2ND NEW
101-002	2	1.035	3RD NEW

E.C.F.s for Neighborhood: 36100 'CRANBROOK / KINGSWOOD'

CRANBROOK ESTATES #1, #2, #3 & KINGSWOOD #1, #2, & PINES AT KINGSWOOD MARION
KNOLL

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY	0.951	0.951	0.951	0.951	0.951	0.951	0.951
2 STORY	0.823	0.823	0.823	0.823	0.823	0.823	0.823
1.5 STORY	0.893	0.893	0.893	0.893	0.893	0.893	0.893
BI-LEVEL	1.028	1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX	0.951	0.951	0.951	0.951	0.951	0.951	0.951
QUAD-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED	1.038	1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE	0.998	0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME	0.916	0.916	0.916	0.916	0.916	0.916	0.916
CONDO	0.951	0.951	0.951	0.951	0.951	0.951	0.951
1.75 STORY	0.893	0.893	0.893	0.893	0.893	0.893	0.893
1.25 STORY	0.951	0.951	0.951	0.951	0.951	0.951	0.951
MODULAR	1.038	1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME	1.038	1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 0.823
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 35203 - TIMBER BLUFF, 36100 - CRANBROOK / KINGSWOOD

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	3,629,327	3,629,327	3,629,327	3,629,327	3,629,327	3,629,327
1.25 STORY	0	0	0	0	0	0
1.5 STORY	739,680	739,680	739,680	739,680	739,680	739,680
1.75 STORY	0	0	0	0	0	0
2 STORY	4,252,131	4,252,131	4,252,131	4,252,131	4,252,131	4,252,131
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 : 8,621,137
 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
1 STORY	3,450,839	3,450,839	3,450,839	3,450,839	3,450,839	3,450,839
1.25 STORY	0	0	0	0	0	0
1.5 STORY	660,854	660,854	660,854	660,854	660,854	660,854
1.75 STORY	0	0	0	0	0	0
2 STORY	3,500,273	3,500,273	3,500,273	3,500,273	3,500,273	3,500,273
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 : 7,611,966
 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

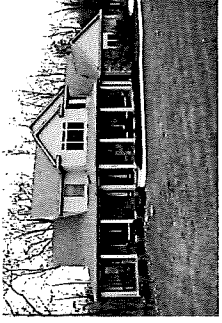
Statistics for this Analysis
 # Valid # Invalid
 Sales Sales
 18 3
 After Application of E.C.F.s 7.32 9.77 1.004 1.002

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.951(8)	0.951(8)	0.951(8)	0.951(8)	0.951(8)	0.951(8)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	0.893(1)	0.893(1)	0.893(1)	0.893(1)	0.893(1)	0.893(1)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	0.823(9)	0.823(9)	0.823(9)	0.823(9)	0.823(9)	0.823(9)
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)

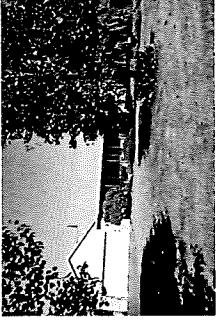
Single Family E.C.F. : 0.883 (18)

Outliers under 1.000

4657 LAKESHIRE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-36-104-029 06/10/2022 36100 401 550,000 90,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 81 460,000 591,313 0.778

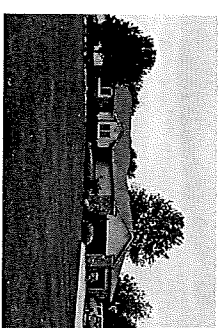


715 PRINCE EDWARD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-36-102-013 05/26/2022 36100 401 450,000 60,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 77 390,000 395,747 0.985

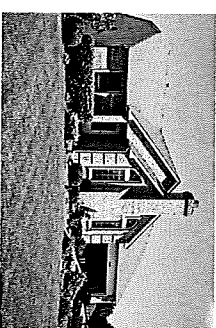


Neighborhoods Used: 35203 - TIMBER BLUFF, 36100 - CRANBROOK / KINGSWOOD

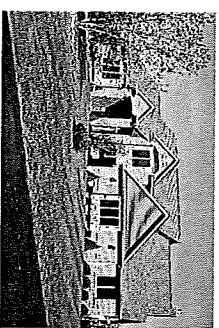
5150 SCHEUNERS WAY
Parcel Number 4710-36-105-016
Occupancy Single Family
Style 1 STORY
Valid Sale 06/23/2023 36100
%Good 74
ResidualValue 390,471
AdjSalePrice 485,000
CostByManual 354,544
LandValue 94,529
E.C.F. 1.101



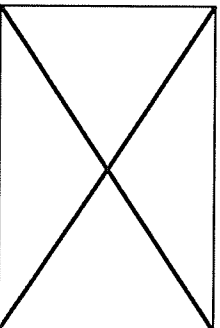
147 CRANBROOK DR
Parcel Number 4710-36-101-023
Occupancy Single Family
Style 1 STORY
Valid Sale 06/21/2023 36100
%Good 90
ResidualValue 281,000
AdjSalePrice 401
CostByManual 341,000
LandValue 60,000
E.C.F. 0.731



219 AMBER GLEN DR
Parcel Number 4710-36-104-003
Occupancy Single Family
Style 2 STORY
Valid Sale 02/14/2023 36100
%Good 77
ResidualValue 407,000
AdjSalePrice 401
CostByManual 545,974
LandValue 60,000
E.C.F. 0.745



4777 LAKESHIRE DR
Parcel Number 4710-36-104-038
Occupancy Single Family
Style 1.5 STORY
Valid Sale 02/08/2023 36100
%Good 83
ResidualValue 660,854
AdjSalePrice 401
CostByManual 823,000
LandValue 162,146
E.C.F. 0.893



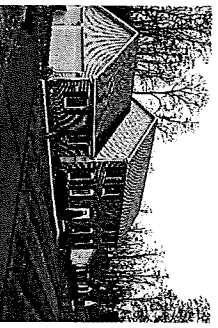
5054 QUEENSWAY
Parcel Number 4710-36-103-013
Occupancy Single Family
Style 2 STORY
Valid Sale 01/20/2023 36100
%Good 74
ResidualValue 247,000
AdjSalePrice 401
CostByManual 307,000
LandValue 60,000
E.C.F. 0.797



154 ABBY BROOK LN
Parcel Number 4710-35-203-030
Occupancy Single Family
Style 1 STORY
Valid Sale 12/21/2022 35203
%Good 90
ResidualValue 790,000
AdjSalePrice 407
CostByManual 880,000
LandValue 90,000
E.C.F. 1.012



5255 QUEENSWAY
Parcel Number 4710-36-103-032
Occupancy Single Family
Style 2 STORY
Valid Sale 10/24/2022 36100
%Good 85
ResidualValue 370,000
AdjSalePrice 401
CostByManual 460,000
LandValue 90,000
E.C.F. 0.806

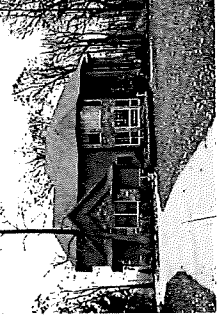


134 AMBER GLEN DR
Parcel Number 4710-36-104-011
Occupancy Single Family
Style 2 STORY
Valid Sale 06/30/2022 36100
%Good 77
ResidualValue 290,000
AdjSalePrice 401
CostByManual 350,000
LandValue 60,000
E.C.F. 0.747

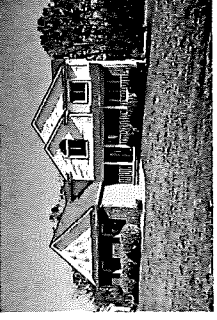


Neighborhoods Used: 35203 - TIMBER BLUFF, 36100 - CRANBROOK / KINGSWOOD

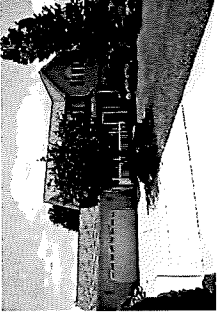
4719 LAKESHIRE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-36-104-035 06/25/2024 36100 401 719,000 90,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 80 629,000 845,098 0.744



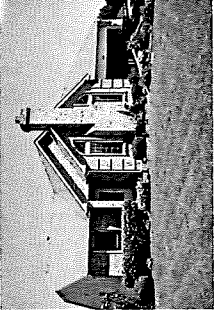
5207 QUEENSWAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-36-103-029 04/26/2024 36100 401 445,000 90,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 73 355,000 358,313 0.991



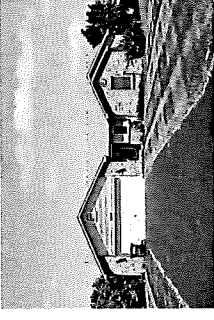
56 CRANBROOK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-36-101-002 03/28/2024 36100 401 430,000 67,727
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 75 362,273 350,126 1.035



147 CRANBROOK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-36-101-023 02/01/2024 36100 401 435,000 60,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 90 375,000 384,167 0.976



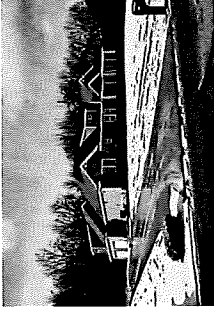
5264 CRANBERRY CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-36-101-019 11/28/2023 36100 401 361,000 60,367
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 75 300,633 307,874 0.976



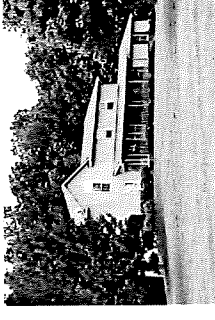
5164 SCHEUNERS WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-36-105-017 08/24/2023 36100 401 320,192 62,314
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 74 257,878 280,130 0.921



305 ABBY BROOK LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-35-203-016 07/30/2023 35203 407 735,000 69,143
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 91 665,857 742,069 0.897



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 75 380,000 404,274 0.940



2025 ATTACHED CONDO'S: CRYSTAL CT CONDOS & WOODBERRY ATT CONDOS

1 STY = .840: 1.5 STY = .804

ALL OTHER STYLES = .822

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

2021 ECF	0.664	
2022 ECF	0.697	
2024 ECF	0.772	1 STY
2024 ECF	0.749	1.5 STY

ECF	STYLE	PARCEL	
0.616	1	24	OLDEST 1
0.679	1	47	
0.736	1	71	
0.771	1	56	
0.841	1	112	
0.841	1	116	SALE/RESALE
0.872	1	13	
0.929	1	68	
0.938	1	116	SALE/RESALE
0.963	1	36	NEWEST

ECF	STYLE	PARCEL	
0.643	1.5	53	OLDEST 1.5
0.650	1.5	29	
0.712	1.5	70	
0.716	1.5	73	
0.780	1.5	119	
0.798	1.5	107	
0.816	1.5	3	
0.833	1.5	87	
0.856	1.5	24	
0.919	1.5	25	NEWEST 1.5

ALL			
ECF	STYLE	PARCEL	
0.616	1	3-201-024	OLDEST 1
0.643	1.5	53	OLDEST 1.5
0.650	1.5	29	
0.679	1	47	
0.712	1.5	70	
0.716	1.5	73	
0.736	1	71	
0.771	1	56	
0.780	1.5	119	
0.798	1.5	107	
0.816	1.5	3	
0.833	1.5	87	
0.841	1	112	
0.841	1	116	SALE/RESALE
0.856	1.5	12-101-024	
0.872	1	13	
0.919	1.5	25	NEWEST 1.5
0.929	1	68	
0.938	1	116	SALE/RESALE
0.963	1	36	NEWEST

E.C.F.s for Neighborhood: CONDO 'WOODBERRY, CRYSTAL CT CONDOS'

WOODBERRY & CRYSTAL COURT CONDOS ATTACHED

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.840	0.840	0.840	0.840	0.840	0.840
1.25 STORY		0.822	0.822	0.822	0.822	0.822	0.822
1.5 STORY		0.804	0.804	0.804	0.804	0.804	0.804
1.75 STORY		0.822	0.822	0.822	0.822	0.822	0.822
2 STORY		0.822	0.822	0.822	0.822	0.822	0.822
BI-LEVEL		0.822	0.822	0.822	0.822	0.822	0.822
CONDO		0.822	0.822	0.822	0.822	0.822	0.822
DUPLEX		0.822	0.822	0.822	0.822	0.822	0.822
FARMHOUSE		0.822	0.822	0.822	0.822	0.822	0.822
LOG HOME		0.822	0.822	0.822	0.822	0.822	0.822
MANUFACTURED		0.822	0.822	0.822	0.822	0.822	0.822
MOBILE HOME		0.822	0.822	0.822	0.822	0.822	0.822
MODULAR		0.822	0.822	0.822	0.822	0.822	0.822
QUAD-LEVEL		0.822	0.822	0.822	0.822	0.822	0.822
TRI-LEVEL		0.822	0.822	0.822	0.822	0.822	0.822

Town Homes/Duplexes: 0.822
Mobile Homes : 0.822
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: CONDO.WOODBERRY, CRYSTAL CT CONDOS

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,351,171	2,351,171	2,351,171	2,351,171	2,351,171	2,351,171
1.25 STORY	0	0	0	0	0	0
1.5 STORY	2,263,667	2,263,667	2,263,667	2,263,667	2,263,667	2,263,667
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 : 4,614,838
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
1 STORY	1,975,512	1,975,512	1,975,512	1,975,512	1,975,512	1,975,512
1.25 STORY	0	0	0	0	0	0
1.5 STORY	1,819,708	1,819,708	1,819,708	1,819,708	1,819,708	1,819,708
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 : 3,795,220
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

*Outlier Underble
Removed*

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
17	3	6.64	8.05	1.005
After Application of E.C.F.s 6.22 7.79 1.006				

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.840(9)	0.840(9)	0.840(9)	0.840(9)	0.840(9)	0.840(9)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	0.804(8)	0.804(8)	0.804(8)	0.804(8)	0.804(8)	0.804(8)
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)

*1.840
1.5 .804*

Neighborhoods Used: CONDO.WOODBERRY, CRYSTAL CT CONDOS

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,614,810	2,614,810	2,614,810	2,614,810	2,614,810	2,614,810
1.25 STORY	0	0	0	0	0	0
1.5 STORY	2,922,413	2,922,413	2,922,413	2,922,413	2,922,413	2,922,413
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 : 5,537,223
 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
1 STORY	2,137,912	2,137,912	2,137,912	2,137,912	2,137,912	2,137,912
1.25 STORY	0	0	0	0	0	0
1.5 STORY	2,245,712	2,245,712	2,245,712	2,245,712	2,245,712	2,245,712
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 : 4,383,624
 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

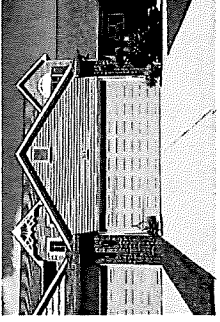
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
20	0	8.71	10.44	1.007
After Application of E.C.F.'s 8.37 10.50 1.008				

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0,818(10)	0,818(10)	0,818(10)	0,818(10)	0,818(10)	0,818(10)
1.25 STORY	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
1.5 STORY	0,768(10)	0,768(10)	0,768(10)	0,768(10)	0,768(10)	0,768(10)
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)

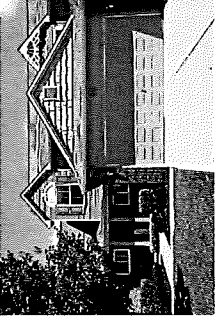
*All inliers
No Outliers*

Neighborhoods Used: CONDO.WOODBERRY, CRYSTAL CT CONDOS

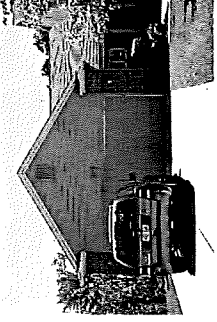
229 NEWBERRY LN
 Parcel Number 08/30/2022 CONDO 407 AdjSalePrice LandValue
 4710-12-101-107 268,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 78 210,400 263,630 0.798



394 NEWBERRY LN
 Parcel Number 07/11/2022 CONDO 407 AdjSalePrice LandValue
 4710-12-101-029 279,800 66,296
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 79 213,504 328,438 0.650



220 NEWBERRY LN
 Parcel Number 05/06/2022 CONDO 407 AdjSalePrice LandValue
 4710-12-101-056 270,000 66,296
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 203,704 264,106 0.771

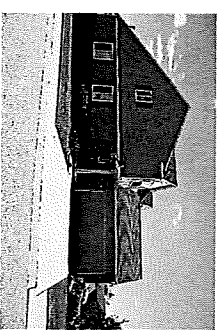


263 WOOD PT
 Parcel Number 04/26/2022 CONDO 407 AdjSalePrice LandValue
 4710-03-201-024 220,000 57,600
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 81 162,400 263,639 0.616

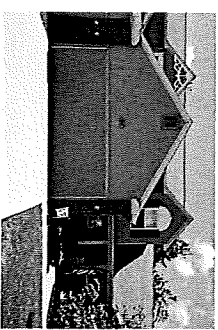


Neighborhoods Used: CONDO.WOODBERRY, CRYSTAL CT CONDOS

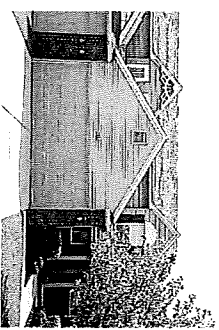
495 NEWBERRY LN ** Valid Sale ** Class AdjSalePrice LandValue
Parcel Number 07/27/2023 CONDO 407 308,500 57,600
4710-12-101-087 Style %Good ResidualValue CostByManual E.C.F.
Occupancy 78 250,900 301,217 0.833
Single Family 1.5 STORY



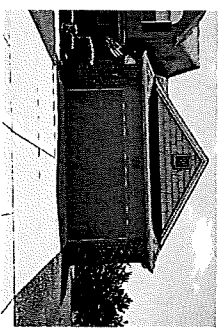
566 NEWBERRY LN ** Valid Sale ** Class AdjSalePrice LandValue
Parcel Number 03/13/2023 CONDO 407 275,000 57,600
4710-12-101-003 Style %Good ResidualValue CostByManual E.C.F.
Occupancy 79 217,400 266,361 0.816
Single Family 1.5 STORY



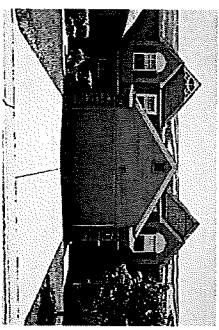
126 NEWBERRY LN ** Valid Sale ** Class AdjSalePrice LandValue
Parcel Number 01/23/2023 CONDO 407 254,000 57,600
4710-12-101-070 Style %Good ResidualValue CostByManual E.C.F.
Occupancy 79 196,400 275,701 0.712
Single Family 1.5 STORY



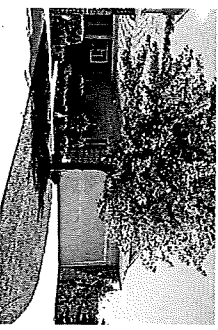
365 NEWBERRY LN ** Valid Sale ** Class AdjSalePrice LandValue
Parcel Number 01/20/2023 CONDO 407 275,000 57,600
4710-12-101-116 Style %Good ResidualValue CostByManual E.C.F.
Occupancy 79 217,400 258,387 0.841
Single Family 1 STORY



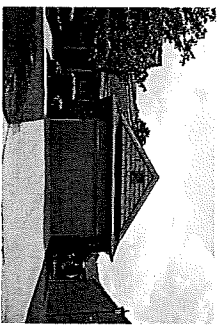
96 NEWBERRY LN ** Valid Sale ** Class AdjSalePrice LandValue
Parcel Number 01/13/2023 CONDO 407 274,500 57,600
4710-12-101-073 Style %Good ResidualValue CostByManual E.C.F.
Occupancy 78 216,900 302,935 0.716
Single Family 1.5 STORY



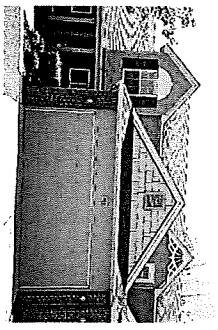
276 NEWBERRY LN ** Valid Sale ** Class AdjSalePrice LandValue
Parcel Number 09/30/2022 CONDO 407 245,000 66,296
4710-12-101-047 Style %Good ResidualValue CostByManual E.C.F.
Occupancy 79 178,704 263,335 0.679
Single Family 1 STORY



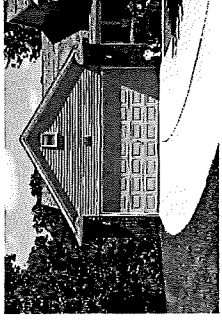
120 NEWBERRY LN ** Valid Sale ** Class AdjSalePrice LandValue
Parcel Number 09/28/2022 CONDO 407 260,000 57,600
4710-12-101-071 Style %Good ResidualValue CostByManual E.C.F.
Occupancy 79 202,400 274,916 0.736
Single Family 1 STORY



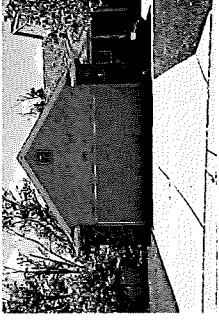
240 NEWBERRY LN ** Valid Sale ** Class AdjSalePrice LandValue
Parcel Number 09/08/2022 CONDO 407 278,000 65,500
4710-12-101-053 Style %Good ResidualValue CostByManual E.C.F.
Occupancy 85 212,500 330,309 0.643
Single Family 1.5 STORY



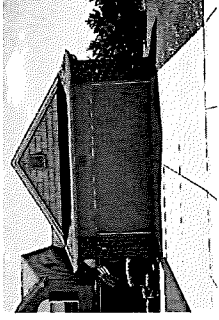
348 NEWBERRY LN
 Parcel Number 10/16/2024 CONDO 407
 4710-12-101-036
 Occupancy %Good ResidualValue AdjSalePrice LandValue
 Single Family 1 79 253,704 263,335 66,296
 Style 1 STORY 263,335 0.963



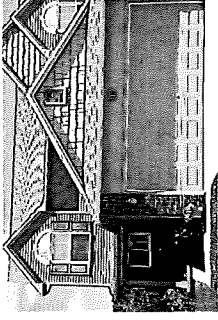
138 NEWBERRY LN
 Parcel Number 08/16/2024 CONDO 407
 4710-12-101-068
 Occupancy %Good ResidualValue AdjSalePrice LandValue
 Single Family 1 79 242,400 260,943 57,600
 Style 1 STORY 260,943 0.929



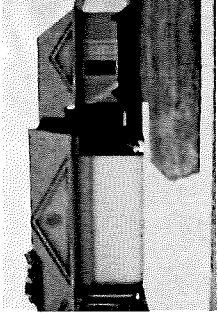
365 NEWBERRY LN
 Parcel Number 07/17/2024 CONDO 407
 4710-12-101-116
 Occupancy %Good ResidualValue AdjSalePrice LandValue
 Single Family 1 79 242,400 258,387 57,600
 Style 1 STORY 258,387 0.938



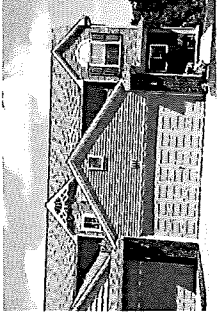
432 NEWBERRY LN
 Parcel Number 04/15/2024 CONDO 407
 4710-12-101-025
 Occupancy %Good ResidualValue AdjSalePrice LandValue
 Single Family 1.5 79 271,704 295,714 66,296
 Style 1.5 STORY 295,714 0.919



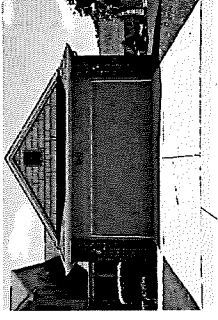
270 WOOD PT
 Parcel Number 04/11/2024 CONDO 407
 4710-03-201-013
 Occupancy %Good ResidualValue AdjSalePrice LandValue
 Single Family 1 79 217,400 249,374 57,600
 Style 1 STORY 249,374 0.872



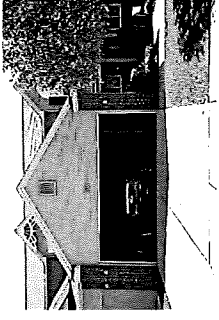
438 NEWBERRY LN
 Parcel Number 03/21/2024 CONDO 407
 4710-12-101-024
 Occupancy %Good ResidualValue AdjSalePrice LandValue
 Single Family 1.5 79 233,604 272,943 66,296
 Style 1.5 STORY 272,943 0.856



327 NEWBERRY LN
 Parcel Number 09/15/2023 CONDO 407
 4710-12-101-112
 Occupancy %Good ResidualValue AdjSalePrice LandValue
 Single Family 1 79 217,400 258,387 57,600
 Style 1 STORY 258,387 0.841



387 NEWBERRY LN
 Parcel Number 08/08/2023 CONDO 407
 4710-12-101-119
 Occupancy %Good ResidualValue AdjSalePrice LandValue
 Single Family 1.5 78 222,400 285,267 57,600
 Style 1.5 STORY 285,267 0.780



2025 HIGH VALUED HOMES ECF .803

HOMES VALUED OVER \$850,000

ECF NEIGHBORHOOD: HGHVL

DO NOT APPLY TO PROPERTIES WITH LAKE FRONTAGE!!!

Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	0.803	0.803	0.803	0.803	0.803	0.803
2 STORY	0.803	0.803	0.803	0.803	0.803	0.803
1.5 STORY	0.803	0.803	0.803	0.803	0.803	0.803
BI-LEVEL	1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX	0.948	0.948	0.948	0.948	0.948	0.948
QUAD-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED	1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE	0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME	0.916	0.916	0.916	0.916	0.916	0.916
CONDO	0.948	0.948	0.948	0.948	0.948	0.948
1.75 STORY	0.803	0.803	0.803	0.803	0.803	0.803
1.25 STORY	0.803	0.803	0.803	0.803	0.803	0.803
MODULAR	1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME	1.038	1.038	1.038	1.038	1.038	1.038

Close

E.C.F.s for Neighborhood: HGHVL 'HOMES VALUED OVER \$850,000'

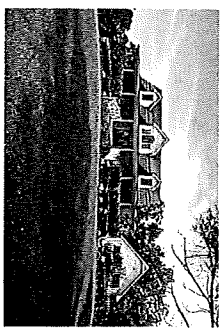
Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.803	0.803	0.803	0.803	0.803	0.803
2 STORY		0.803	0.803	0.803	0.803	0.803	0.803
1.5 STORY		0.803	0.803	0.803	0.803	0.803	0.803
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		0.948	0.948	0.948	0.948	0.948	0.948
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		0.948	0.948	0.948	0.948	0.948	0.948
1.75 STORY		0.803	0.803	0.803	0.803	0.803	0.803
1.25 STORY		0.803	0.803	0.803	0.803	0.803	0.803
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 0.803
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

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

1727 YORKWAY DR	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		06/26/2023	HGHVL	401	616,000	86,287
4710-11-300-050						
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	75	505,736	740,550	0.683	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	23977	35109	0.683			



535 TIMBERMILL LN	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		10/14/2022	HGHVL	407	1,195,000	122,703
4710-04-103-011						
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	83	1,072,297	1,223,985	0.876	



2025 SW 1/4 METES & BOUNDS ECF
1/1.25 STY = 1.040: 1.5/1.75 & 2 STY = 1.023
FARMHSE: 1.077: TOWNSHIP WIDE BI/TRI/MODU/LOG

SEE COMPUTER SHEETS IN BOOK

ECF NEIGHBORHOOD 'SW1/4

STYLE	ECF	
1.5	0.891	
2	0.820	OUTLIER 2 STY
2	0.913	
2	1.095	
2	1.100	
2	1.179	

1.5, 2 STY TOGETHER		
\$ 585,742	\$ 522,085	0.891 1.5 STY
\$ 935,846	\$ 1,033,797	1.105 2 STY
\$ 1,521,588	\$ 1,555,882	1.023

STYLE	ECF	
FAR	0.634	OUTLIER FARMHSE
FAR	0.921	
FAR	0.968	
FAR	1.232	
FAR	1.244	
STYLE	ECF	
BI	0.927	
STYLE	ECF	
MANU	0.725	2ND OLDEST

STYLE	ECF	
1	0.416	
1	0.496	
1	0.619	
1	0.833	
1	0.900	
1	0.906	
1	0.917	
1	0.939	
1	0.950	
1	0.961	
1	0.973	
1	0.995	OLDEST
1	1.023	
1	1.069	
1	1.110	NEWEST
1	1.161	
1	1.231	
1	1.274	
1	1.360	2ND NEW
1	1.369	

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.5 STORY	1.040	1.040	1.040	1.040	1.040	1.040
2 STORY	1.023	1.023	1.023	1.023	1.023	1.023
1.5 STORY	1.023	1.023	1.023	1.023	1.023	1.023
BI-LEVEL	1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX	1.040	1.040	1.040	1.040	1.040	1.040
QUAD-LEVEL	1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED	1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE	1.077	1.077	1.077	1.077	1.077	1.077
LOG HOME	0.916	0.916	0.916	0.916	0.916	0.916
CONDO	1.040	1.040	1.040	1.040	1.040	1.040
1.75 STORY	1.023	1.023	1.023	1.023	1.023	1.023
1.25 STORY	1.023	1.023	1.023	1.023	1.023	1.023
MODULAR	1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME	1.038	1.038	1.038	1.038	1.038	1.038

Close

E.C.F.s for Neighborhood: SW1/4 'SOUTHWEST 1/4 METES & BOUNDS'

SECTIONS 17-20 AND SECTIONS 29-33 METES AND BOUND PARCELS

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		1.040	1.040	1.040	1.040	1.040	1.040
2 STORY		1.023	1.023	1.023	1.023	1.023	1.023
1.5 STORY		1.023	1.023	1.023	1.023	1.023	1.023
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		1.040	1.040	1.040	1.040	1.040	1.040
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		1.077	1.077	1.077	1.077	1.077	1.077
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		1.040	1.040	1.040	1.040	1.040	1.040
1.75 STORY		1.023	1.023	1.023	1.023	1.023	1.023
1.25 STORY		1.023	1.023	1.023	1.023	1.023	1.023
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

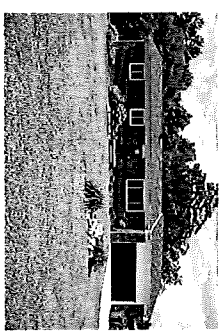
Town Homes/Duplexes: 1.023
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

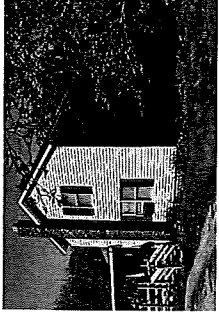
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: SW1/4.SOUTHWEST 1/4 METES & BOUNDS

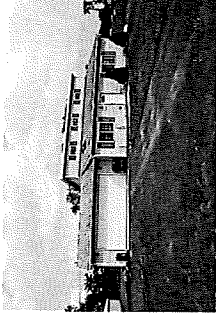
2392 PINGREE RD
 Parcel Number 4710-18-100-007
 Occupancy Single Family
 ** Valid Sale 04/15/2022
 %Good 80
 ** Class 401
 ResidualValue 273,616
 AdjSalePrice 329,900
 LandValue 56,284
 E.C.F. 0.995
 CostByManual 275,029



5360 BENTLEY LAKE RD
 Parcel Number 09/21/2022 SW1/4 401 AdjSalePrice LandValue
 4710-33-200-004 292,000 61,070
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 83 199,687 181,545 1.100
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 31243 28404 1.100



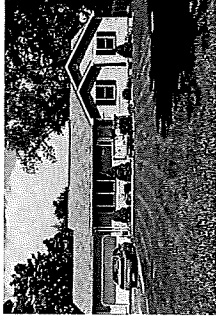
2615 CEDAR LAKE RD
 Parcel Number 07/29/2022 SW1/4 401 AdjSalePrice LandValue
 4710-17-200-018 352,500 79,538
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 88 243,927 259,751 0.939
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 29035 30919 0.939



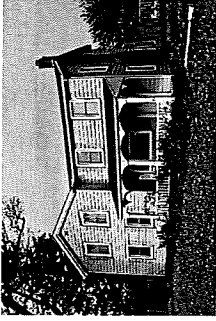
2788 PINGREE RD
 Parcel Number 07/27/2022 SW1/4 401 AdjSalePrice LandValue
 4710-18-300-034 319,000 53,750
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 80 265,250 215,547 1.231



5434 CLEARVIEW DR
 Parcel Number 06/03/2022 SW1/4 401 AdjSalePrice LandValue
 4710-30-400-037 299,900 49,400
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 77 250,500 215,783 1.161



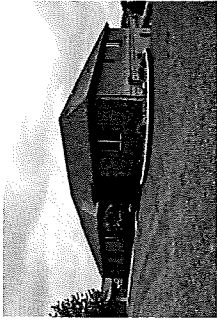
4140 W COON LAKE RD
 Parcel Number 05/25/2022 SW1/4 401 AdjSalePrice LandValue
 4710-20-200-023 340,000 69,160
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family FARMHOUSE 55 254,396 206,463 1.232
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 16444 13346 1.232



5823 HINCHEY RD
 Parcel Number 05/06/2022 SW1/4 401 AdjSalePrice LandValue
 4710-32-400-022 440,000 81,896
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 83 342,769 369,750 0.927
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 15335 16542 0.927



3157 PINGREE RD
 Parcel Number 04/22/2022 SW1/4 401 AdjSalePrice LandValue
 4710-19-100-046 695,000 148,061
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 82 514,951 529,485 0.973
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 31988 32891 0.973

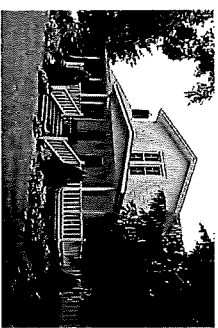


5854 BENTLEY LAKE RD
 Parcel Number 04/21/2022 SW1/4 401 AdjSalePrice LandValue
 4710-33-400-022 235,000 69,960
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family MANUFACTURED 74 163,172 224,923 0.725
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1868 2575 0.725

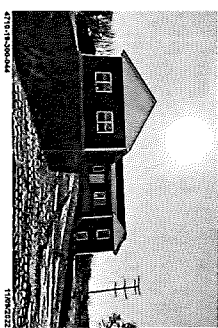


Neighborhoods Used: SW1/4.SOUTHWEST 1/4 METES & BOUNDS

5125 VINES RD
 Parcel Number 4710-30-200-048
 Occupancy Single Family
 Agricultural Buildings: FARMHOUSE
 ** Valid Sale 04/11/2023
 %Good 57
 ResidualValue 228,691
 CostByManual 236,187
 E.C.F. 0.968
 ResidualValue 59957
 CostByManual 61922
 E.C.F. 0.968



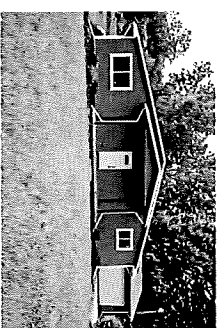
5701 W COON LAKE RD
 Parcel Number 4710-19-300-044
 Occupancy Single Family
 ** Valid Sale 02/24/2023
 %Good 97
 ResidualValue 342,991
 CostByManual 378,526
 E.C.F. 0.906
 AdjSalePrice 435,000
 LandValue 92,009



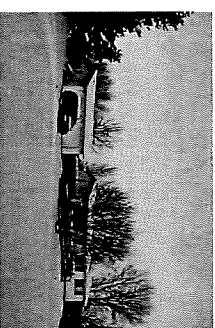
2948 CEDAR LAKE RD
 Parcel Number 4710-17-400-013
 Agricultural Buildings: ResidualValue 44097
 CostByManual 71868
 E.C.F. 0.614
 ** Valid Sale 02/03/2023
 %Good 87
 ResidualValue 144,182
 CostByManual 270,260
 E.C.F. 0.533
 AdjSalePrice 225,000
 LandValue 180,903



5461 W COON LAKE RD
 Parcel Number 4710-19-300-031
 Occupancy Single Family
 ** Valid Sale 12/30/2022
 %Good 87
 ResidualValue 156,922
 CostByManual 171,075
 E.C.F. 0.917
 AdjSalePrice 247,500
 LandValue 90,578



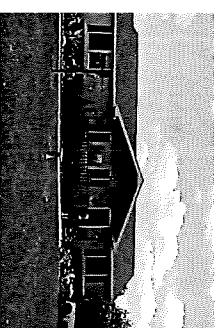
5130 VINES RD
 Parcel Number 4710-30-200-004
 Occupancy Single Family
 ** Valid Sale 11/23/2022
 %Good 68
 ResidualValue 171,075
 CostByManual 156,922
 E.C.F. 0.917
 AdjSalePrice 247,500
 LandValue 90,578



2960 CEDAR LAKE RD
 Parcel Number 4710-17-400-012
 Occupancy Single Family
 Agricultural Buildings: FARMHOUSE
 ** Valid Sale 11/22/2022
 %Good 78
 ResidualValue 255,222
 CostByManual 277,168
 E.C.F. 0.921
 ResidualValue 62523
 CostByManual 67899
 E.C.F. 0.921
 AdjSalePrice 410,000
 LandValue 92,255



5121 CLEARVIEW DR
 Parcel Number 4710-30-400-043
 Occupancy Single Family
 ** Valid Sale 11/17/2022
 %Good 69
 ResidualValue 181,131
 CostByManual 190,701
 E.C.F. 0.950
 AdjSalePrice 401
 LandValue 218,869

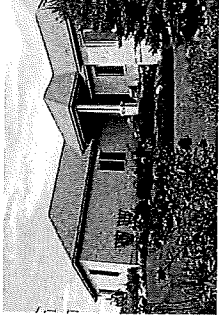


3575 PINGREE RD
 Parcel Number 4710-19-300-015
 Occupancy Single Family
 ** Valid Sale 11/03/2022
 %Good 78
 ResidualValue 221,140
 CostByManual 216,246
 E.C.F. 1.023
 AdjSalePrice 401
 LandValue 48,860



Neighborhoods Used: SW1/4.SOUTHWEST 1/4 METES & BOUNDS

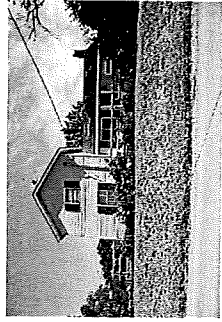
3344 PINGREE RD
 Parcel Number 02/06/2024 SW1/4 401 AdjSalePrice LandValue
 4710-19-100-038 690,000 124,745
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 75 550,876 573,178 0.961
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14379 14961 0.961



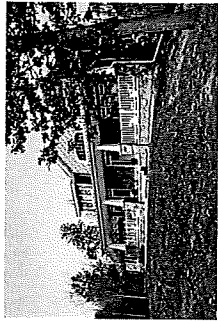
5424 W COON LAKE RD
 Parcel Number 11/20/2023 SW1/4 401 AdjSalePrice LandValue
 4710-19-200-013 840,000 92,128
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 94 603,529 564,404 1.069
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 144343 134986 1.069



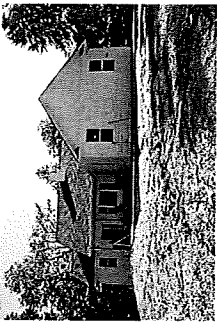
5670 W COON LAKE RD
 Parcel Number 09/25/2023 SW1/4 401 AdjSalePrice LandValue
 4710-19-100-005 105,000 45,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family FARMHOUSE 48 54,472 85,852 0.634
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5528 8712 0.634



2109 DUTCHER RD
 Parcel Number 09/22/2023 SW1/4 401 AdjSalePrice LandValue
 4710-18-100-037 659,000 136,915
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 82 522,085 585,742 0.891



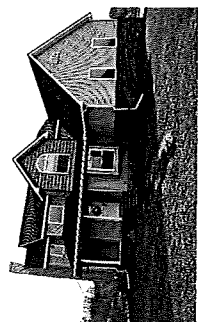
5828 MADLEYS LN
 Parcel Number 08/25/2023 SW1/4 401 AdjSalePrice LandValue
 4710-30-100-033 434,900 55,054
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 95 379,846 422,267 0.900



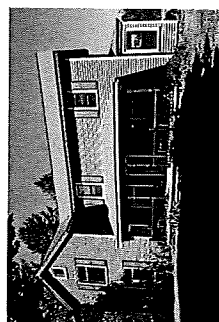
2320 PINGREE RD
 Parcel Number 08/17/2023 SW1/4 401 AdjSalePrice LandValue
 4710-18-100-002 299,000 128,624
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 52 100,172 109,731 0.913
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 70204 76904 0.913



3327 CEDAR LAKE RD
 Parcel Number 08/11/2023 SW1/4 401 AdjSalePrice LandValue
 4710-20-200-025 385,000 45,000
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 78 340,000 310,466 1.095

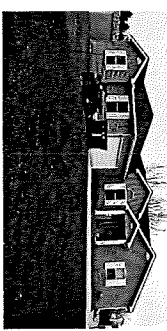


4460 W SCHAFER RD
 Parcel Number 06/14/2023 SW1/4 401 AdjSalePrice LandValue
 4710-32-400-017 340,000 67,780
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family FARMHOUSE 65 272,220 218,852 1.244



Neighborhoods Used: SW1/4.SOUTHWEST 1/4 METES & BOUNDS

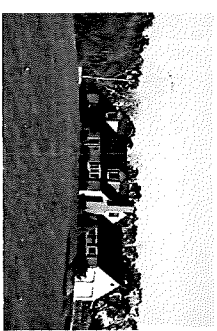
5013 VINES RD
 Parcel Number 4710-30-200-030
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 09/27/2024 SW1/4
 %Good 80
 ** Class 401
 ResidualValue 338,078
 CostByManual 304,462
 LandValue 66,922
 E.C.F. 1.110



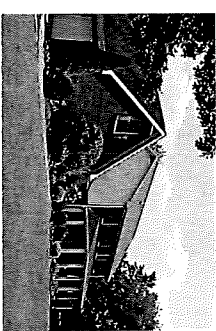
2556 CEDAR LAKE RD
 Parcel Number 4710-17-200-010
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 09/13/2024 SW1/4
 %Good 85
 ** Class 401
 ResidualValue 263,349
 CostByManual 193,666
 LandValue 50,951
 E.C.F. 1.360



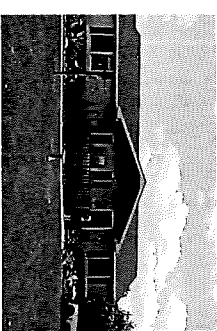
2407 DUTCHER RD
 Parcel Number 4710-18-100-030
 Occupancy Single Family
 Style 2 STORY
 Agricultural Buildings: 1
 ** Valid Sale 07/26/2024 SW1/4
 %Good 72
 ** Class 401
 ResidualValue 393,938
 CostByManual 135,336
 LandValue 170,102
 E.C.F. 1.179



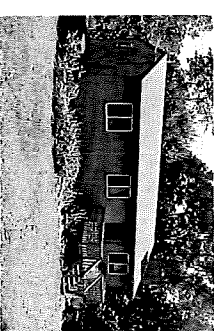
5600 PINGREE RD
 Parcel Number 4710-31-300-022
 Occupancy Single Family
 Style 2 STORY
 Agricultural Buildings: 1
 ** Valid Sale 05/20/2024 SW1/4
 %Good 79
 ** Class 401
 ResidualValue 490,513
 CostByManual 158,030
 LandValue 875,000
 E.C.F. 0.820



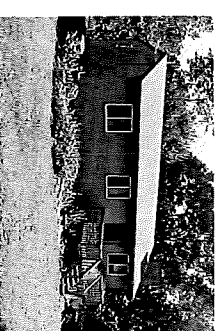
5121 CLEARVIEW DR
 Parcel Number 4710-30-400-043
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 04/22/2024 SW1/4
 %Good 69
 ** Class 401
 ResidualValue 261,131
 CostByManual 190,701
 LandValue 218,869
 E.C.F. 1.369



4915 DUTCHER RD
 Parcel Number 4710-30-300-021
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 03/18/2024 SW1/4
 %Good 65
 ** Class 401
 ResidualValue 74,440
 CostByManual 150,035
 LandValue 75,560
 E.C.F. 0.496



4915 DUTCHER RD
 Parcel Number 4710-30-300-021
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 03/18/2024 SW1/4
 %Good 65
 ** Class 401
 ResidualValue 92,940
 CostByManual 150,035
 LandValue 75,560
 E.C.F. 0.619



4033 JEWELL RD
 Parcel Number 4710-17-201-007
 Occupancy Single Family
 Style 1 STORY
 ** Valid Sale 03/01/2024 SW1/4
 %Good 84
 ** Class 401
 ResidualValue 229,624
 CostByManual 180,293
 LandValue 50,376
 E.C.F. 1.274



E.C.F.s for Neighborhood: 203 'SERVICE STATIONS W/GAS'

Residential : 1.649
Town Homes/Duplexes: 1.649
Mobile Homes : 1.649
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.460
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 204 'HOUSE CONVERTED TO COMMERCIAL'

Residential : 0.881
Town Homes/Duplexes: 0.881
Mobile Homes : 0.881
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.881
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 205 'STORAGE UNITS'

Residential : 1.103
Town Homes/Duplexes: 1.103
Mobile Homes : 1.103
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.103
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 25001 'COON LAKE AREA '

Residential : 1.129
Town Homes/Duplexes: 1.129
Mobile Homes : 1.129
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 25002 'COON LAKE OFF LAKE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		1.172	1.172	1.172	1.172	1.172	1.172
2 STORY		1.021	1.021	1.021	1.021	1.021	1.021
1.5 STORY		1.172	1.172	1.172	1.172	1.172	1.172
BI-LEVEL		1.039	1.039	1.039	1.039	1.039	1.039
TRI-LEVEL		0.836	0.836	0.836	0.836	0.836	0.836
DUPLEX		0.941	0.941	0.941	0.941	0.941	0.941
QUAD-LEVEL		0.836	0.836	0.836	0.836	0.836	0.836
MANUFACTURED		1.165	1.165	1.165	1.165	1.165	1.165
FARMHOUSE		0.977	0.977	0.977	0.977	0.977	0.977
LOG HOME		0.951	0.951	0.951	0.951	0.951	0.951
CONDO		0.941	0.941	0.941	0.941	0.941	0.941
1.75 STORY		1.172	1.172	1.172	1.172	1.172	1.172
1.25 STORY		1.172	1.172	1.172	1.172	1.172	1.172
MODULAR		1.165	1.165	1.165	1.165	1.165	1.165
MOBILE HOME		1.165	1.165	1.165	1.165	1.165	1.165

Town Homes/Duplexes: 1.021
Mobile Homes : 1.165
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 26302 'TORATOLA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.886	0.886	0.886	0.886	0.886	0.886
2 STORY		0.916	0.916	0.916	0.916	0.916	0.916
1.5 STORY		0.916	0.916	0.916	0.916	0.916	0.916
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		0.886	0.886	0.886	0.886	0.886	0.886
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		0.886	0.886	0.886	0.886	0.886	0.886
1.75 STORY		0.916	0.916	0.916	0.916	0.916	0.916
1.25 STORY		0.916	0.916	0.916	0.916	0.916	0.916
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 0.916
 Mobile Homes : 1.038
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.701
 Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: 35203 'TIMBER BLUFF'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.951	0.951	0.951	0.951	0.951	0.951
2 STORY		0.823	0.823	0.823	0.823	0.823	0.823
1.5 STORY		0.893	0.893	0.893	0.893	0.893	0.893
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		0.951	0.951	0.951	0.951	0.951	0.951
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.998	0.998	0.998	0.998	0.998	0.998
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		0.951	0.951	0.951	0.951	0.951	0.951
1.75 STORY		0.893	0.893	0.893	0.893	0.893	0.893
1.25 STORY		0.951	0.951	0.951	0.951	0.951	0.951
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 0.823
Mobile Homes : 1.038
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 705 'EXEMPT OTHER REAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 801 'PARKS AND OUTLOTS'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.165
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 901 'EXEMPT PARCELS'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.165
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 99 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: BEV 'BLACK EAGLE VALLEY'

Residential : 0.819
Town Homes/Duplexes: 0.819
Mobile Homes : 0.819
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 080 'RETIRED PARCELS'

PARCELS THAT HAVE BEEN RETIRED DUE TO SPLIT

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 016 'CEDAR LAKE '

Residential : 0.881
Town Homes/Duplexes: 0.881
Mobile Homes : 0.881
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

