

Neighborhoods Used: 08576 - A GALE WINDS ESTATES, 20529 - A WOODRIDGE FARMS & LILABY CREEK, 28527 - A RIVERSHYRE, 01101 - A RES M&B ABV AVG / EXCELLENT

9128 WOODRIDGE DR
Parcel Number 05 551-013
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
02/24/2023 20529	401	411,000	56,316
%Good	ResidualValue	CostByManual	E.C.F.
76	354,684	461,551	0.768

2221 LILY CT
Parcel Number 05-21-505-029
Occupancy Single Family
Style 1+ STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
01/06/2023 20529	401	575,000	63,000
%Good	ResidualValue	CostByManual	E.C.F.
78	512,000	717,185	0.714

2078 OAKSBLUFF CT
Parcel Number 05-20-531-012
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
12/08/2022 20529	401	585,000	84,266
%Good	ResidualValue	CostByManual	E.C.F.
80	500,734	651,587	0.768

3260 CREEKVIEW DR
Parcel Number 05-28-530-015
Occupancy Single Family
Style 1+ STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
12/08/2022 28527	401	590,000	82,532
%Good	ResidualValue	CostByManual	E.C.F.
79	507,468	646,178	0.785

3299 CREEKVIEW DR
Parcel Number 05-28-530-045
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
10/06/2022 28527	401	580,000	63,000
%Good	ResidualValue	CostByManual	E.C.F.
95	517,000	642,309	0.805

9170 WOODRIDGE DR
Parcel Number 05-21-551-008
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/26/2022 20529	401	350,000	46,716
%Good	ResidualValue	CostByManual	E.C.F.
81	303,284	382,618	0.793

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0.77

9512 CREEK BEND TRL
Parcel Number 05 528-006
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/13/2022 28527	401	625,000	112,562
%Good	ResidualValue	CostByManual	E.C.F.
76	512,438	634,790	0.807

8460 WOODRIDGE DR
Parcel Number 05-20-529-015
Occupancy Single Family
Style 1+ STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
08/31/2022 20529	401	459,000	54,642
%Good	ResidualValue	CostByManual	E.C.F.
81	404,358	502,944	0.804

8489 MAPLEVIEW DR
Parcel Number 05-20-530-027
Occupancy Single Family
Style 2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
07/19/2022 20529	401	451,000	44,550
%Good	ResidualValue	CostByManual	E.C.F.
80	406,450	496,163	0.819

10194 E ATHERTON RD
Parcel Number 05-27-100-025
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
07/13/2022 01101	401	470,000	76,901
%Good	ResidualValue	CostByManual	E.C.F.
75	393,099	454,840	0.864

8386 MAPLEVIEW DR
Parcel Number 05-20-531-004
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
06/14/2022 20529	401	380,000	44,550
%Good	ResidualValue	CostByManual	E.C.F.
80	335,450	390,252	0.860

9050 WOODRIDGE DR
Parcel Number 05-21-551-022
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
05/25/2022 20529	401	375,000	44,550
%Good	ResidualValue	CostByManual	E.C.F.
97	330,450	329,708	1.002

8400 WOODRIDGE DR
Parcel Number 05 529-007
Occupancy Single Family
Style 1+ STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
05/19/2022 20529	401	510,000	53,315
%Good	ResidualValue	CostByManual	E.C.F.
78	456,685	585,997	0.779

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DB: Davison24

Neighborhoods Used: 08576 - A GALE WINDS ESTATES, 20529 - A WOODRIDGE FARMS & LILABY CREEK, 28527 - A RIVERSHYRE, 01101 - A RES M&B ABV AVG / EXCELLENT

9451 SHYRE CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-527-024 05/12/2022 28527 401 490,000 77,840
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ STORY 75 412,160 540,197 0.763

7200 E POTTER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-06-100-014 12/28/2021 01101 401 410,000 90,367
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 75 319,633 384,866 0.831

9153 WOODRIDGE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-551-044 11/29/2021 20529 401 330,000 50,566
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 279,434 387,845 0.720

9225 WOODRIDGE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-551-050 11/19/2021 20529 401 334,900 48,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 286,600 410,457 0.698

3153 S STATE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-27-200-013 11/19/2021 01101 401 275,000 56,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 218,200 301,272 0.724

10154 E LIPPINCOTT BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-22-100-025 11/18/2021 01101 401 450,000 42,190
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 73 407,810 448,036 0.910

3056 RIVERSHYRE PKWY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-527-005 10/19/2021 28527 401 424,900 81,044
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 77 343,856 432,132 0.796

9450 CREEK BEND TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-28-527-012 10/01/2021 28527 401 468,000 93,796
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 70 374,204 530,873 0.705

3260 CREEKVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-28-530-015 10/01/2021 28527 401 539,000 82,532
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ STORY 79 456,468 646,178 0.706

9099 WOODRIDGE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-551-034 09/27/2021 20529 401 340,000 44,550
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 295,450 370,210 0.798

4446 RICHARDS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-35-300-022 09/24/2021 01101 401 379,900 37,334
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 342,566 380,418 0.900

2132 S OAK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-22-200-014 09/21/2021 01101 401 539,000 61,366
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 83 477,634 658,107 0.726

3231 RIVERSHYRE PKWY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-530-042 09/16/2021 28527 401 459,900 67,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 83 392,900 519,064 0.757

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DB: Davison24

Neighborhoods Used: 08576 - A GALE WINDS ESTATES, 20529 - A WOODRIDGE FARMS & LILABY CREEK, 28527 - A RIVERSHYRE, 01101 - A RES M&B ABV AVG / EXCELLENT

9505 E ATHERTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-20-300-001	09/08/2021 01101	401	685,000	122,658
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	65	551,175	794,099
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	11167	16088	0.694	

8485 WOODRIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-20-529-023	08/31/2021 20529	401	433,000	53,140
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	379,860	513,956
				0.739

2090 MONTAGUE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-22-100-035	08/13/2021 01101	401	359,900	65,421
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	75	294,479	367,449
				0.801

3299 CREEKVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-28-530-045	07/08/2021 28527	401	465,000	63,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	96	402,000	562,515
				0.715

9401 CRANBROOK PKWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-28-530-031	07/02/2021 28527	401	460,000	79,864
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1+ STORY	81	380,136	555,862
				0.684

9119 WOODRIDGE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-21-551-037	06/18/2021 20529	401	315,000	47,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	267,200	389,023
				0.687

9 RIVERSHYRE CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-28-527-023	06/07/2021 28527	401	410,000	84,129
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	325,871	479,056
				0.680

8501 EVANGELISTA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-08-576-030	05/10/2021 08576	401	400,000	78,358
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	321,642	490,249
				0.656

10230 E LIPPINCOTT BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-22-100-047	05/07/2021 01101	401	307,000	36,735
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	270,265	328,158
				0.824

Neighborhoods Used: 08576 - A GALE WINDS ESTATES, 20529 - A WOODRIDGE FARMS & LILABY CREEK, 28527 - A RIVERSHYRE, 01101 - A RES M&B ABV AVG / EXCELLENT

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 2 STORY, BI-LEVEL, DUPLEX, MULTI UNIT COND, QUAD LEVEL, RANCH, TOWNHOUSE, TRI-LEVEL.

Total Single Family Costs by Manual : 17,386,142
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 16,088
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/2 STORY, 1+ STORY, 2 STORY, BI-LEVEL, DUPLEX, MULTI UNIT COND, QUAD LEVEL, RANCH, TOWNHOUSE, TRI-LEVEL.

Total Single Family Sale Residual Values : 13,333,643
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 11,167
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

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

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/2 STORY, 1+ STORY, 2 STORY, BI-LEVEL, DUPLEX, MULTI UNIT COND, QUAD LEVEL, RANCH, TOWNHOUSE, TRI-LEVEL.

Single Family E.C.F. : 0.767 (35)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.694 (1)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X

Neighborhoods Used: 08576 - A GALE WINDS ESTATES, 20529 - A WOODRIDGE FARMS & LILABY CREEK, 28527 - A RIVERSHYRE, 01101 - A RES M&B ABV AVG / EXCELLENT

Show Invalid Data :

Show Costs and Residuals: X

U: Infl. Adj. Sale Prices:

Neighborhood(s): 08576 - A GALE WINDS ESTATES, 20529 - A WOODRIDGE FARMS & LILABY CREEK, 28527 - A RIVERSHYRE, 01101 - A RES M&B ABV AVG / EXCELLENT

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: 04551 - B BRIER CREST

9152 MAGNOLIA CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-046 09/23/2022 04551 401 224,900 51,319
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 95 173,581 174,627 0.994

9251 HAWTHORN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-074 08/15/2022 04551 401 258,000 48,720
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 90 209,280 225,830 0.927

9134 MAGNOLIA CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-049 12/17/2021 04551 401 285,000 50,162
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 88 234,838 259,778 0.904

2159 BRIER CREST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-028 09/20/2021 04551 401 300,000 44,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 90 255,200 318,470 0.801

2051 BRIER CREST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-002 06/29/2021 04551 401 243,990 44,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 96 199,190 278,401 0.715

2133 BRIER CREST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-024 06/28/2021 04551 401 285,500 44,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 89 240,700 285,043 0.844

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0.76

2080 BRIER CREST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-040 06/24/2021 04551 401 236,990 44,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 96 194,190 270,668 0.717

2127 BRIER CREST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-023 06/14/2021 04551 401 247,990 44,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 96 203,190 290,312 0.700

2104 BRIER CREST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-036 06/11/2021 04551 401 244,990 44,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 96 200,190 288,996 0.693

2068 BRIER CREST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-042 05/27/2021 04551 401 238,990 50,224
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 96 188,766 266,019 0.710

2121 BRIER CREST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-022 05/18/2021 04551 401 283,500 48,828
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 90 234,672 293,503 0.800

2067 BRIER CREST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-004 05/14/2021 04551 401 243,990 44,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 96 199,190 287,965 0.692

2086 REDWOOD CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-04-551-012 05/12/2021 04551 401 249,990 45,700
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 96 204,290 291,814 0.700

Neighborhoods Used: 04551 - B BRIER CREST

2102 REDWOOD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-04-551-010	04/29/2021 04551	401	235,990	44,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 96	191,190	270,893	0.706

2115 BRIER CREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-04-551-021	04/21/2021 04551	401	234,990	44,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 96	190,190	268,527	0.708

9215 HAWTHORN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-04-551-064	04/15/2021 04551	401	235,490	49,457
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 96	186,033	269,174	0.691

2109 REDWOOD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-04-551-020	04/14/2021 04551	401	208,990	44,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 96	164,190	239,298	0.686

Neighborhoods Used: 04551 - B BRIER CREST

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

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, BI-LEVEL, DUPLEX, etc.

Total Single Family Costs by Manual : 4,579,318
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/2 STORY, 1+ STORY, 2 STORY, etc.

Total Single Family Sale Residual Values : 3,468,880
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 >>>>>>>>>>

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

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

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/2 STORY, 1+ STORY, 2 STORY, etc.

Single Family E.C.F. : 0.758 (17)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :

Neighborhoods Used: 04551 - B BRIER CREST

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 04551 - B BRIER CREST

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: 18576 - C HEATHER CREEK, 08551 - C NORMAN ACRES, 16576 - C GRIFFIN LAKEWOOD ESTATES, 20526 - C CREEK VALLEY, 20555 - C STONEBROOK & SOLARWOOD

2458 STONEBROOK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-556-003 03/15/2023 20555 401 369,900 52,286
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 72 317,614 341,525 0.930

2518 SOLARWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-20-553-024 03/10/2023 20555 401 248,000 48,697
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 75 199,303 240,931 0.827

9423 E LIPPINCOTT BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-16-576-003 10/28/2022 16576 401 220,000 43,020
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 176,980 238,233 0.743

7363 WREN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-18-576-067 10/07/2022 18576 401 260,000 47,085
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 81 212,915 230,105 0.925

2021 VALLEY VISTA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-20-527-001 09/07/2022 20526 401 275,000 46,831
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 228,169 232,114 0.983

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0.862

2058 VALLEY VISTA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-20-527-020 06/02/2022 20526 401 311,000 52,513
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 71 258,487 284,085 0.910

8468 E LIPPINCOTT BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-526-002 05/05/2022 20526 401 239,500 40,813
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 198,687 210,464 0.944

7437 WHIPPOORWILL LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-18-576-056 04/14/2022 18576 401 281,000 46,529
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 81 234,471 241,888 0.969

2302 VALLEY VISTA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-504-024 02/24/2022 20526 401 320,000 53,130
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 69 266,870 325,170 0.821

7420 PEREGRINE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-18-576-042 12/22/2021 18576 401 265,000 48,895
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 81 216,105 262,831 0.822

1479 PELICAN LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-18-576-002 12/06/2021 18576 401 265,000 44,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 81 220,700 250,759 0.880

7438 WHIPPOORWILL LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-18-576-061 10/22/2021 18576 401 224,000 44,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 179,700 198,198 0.907

8101 BOULDER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-557-001 10/19/2021 20555 401 312,000 49,703
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 262,297 306,097 0.857

12:10 PM

DB: Davison24

Neighborhoods Used: 18576 - C HEATHER CREEK, 08551 - C NORMAN ACRES, 16576 - C GRIFFIN LAKEWOOD ESTATES, 20526
- C CREEK VALLEY, 20555 - C STONEBROOK & SOLARWOOD

8494 E LIPPINCOTT BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-18-526-004	08/13/2021 20526	401	390,000	42,746
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	80	347,254	368,401
				E.C.F. 0.943

7469 WHIPPOORWILL LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-18-576-052	06/01/2021 18576	401	275,000	46,332
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	81	228,668	318,835
				E.C.F. 0.717

2451 SANDSTONE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-20-556-021	06/01/2021 20555	401	320,000	54,862
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	265,138	347,778
				E.C.F. 0.762

9018 E LIPPINCOTT BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-21-501-002	05/07/2021 20526	401	290,000	42,956
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	247,044	264,282
				E.C.F. 0.935

7420 PEREGRINE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-18-576-042	04/14/2021 18576	401	235,000	48,895
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	81	186,105	262,831
				E.C.F. 0.708

Neighborhoods Used: 18576 - C HEATHER CREEK, 08551 - C NORMAN ACRES, 16576 - C GRIFFIN LAKEWOOD ESTATES, 20526 - C CREEK VALLEY, 20555 - C STONEBROOK & SOLARWOOD

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

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526
1+ STORY	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526
2 STORY	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526
BI-LEVEL	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526
DUPLEX	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526
MULTI UNIT COND	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526
QUAD LEVEL	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526
RANCH	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526
TOWNHOUSE	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526
TRI-LEVEL	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526
	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526	4,924,526

Total Single Family Costs by Manual : 4,924,526
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507
1+ STORY	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507
2 STORY	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507
BI-LEVEL	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507
DUPLEX	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507
MULTI UNIT COND	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507
QUAD LEVEL	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507
RANCH	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507
TOWNHOUSE	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507
TRI-LEVEL	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507
	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507	4,246,507

Total Single Family Sale Residual Values : 4,246,507
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
18	0	7.34	8.95	1.004
After Application of E.C.F.s				
		7.30	8.90	1.004

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)
1+ STORY	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)
2 STORY	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)
BI-LEVEL	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)
DUPLEX	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)
MULTI UNIT COND	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)
QUAD LEVEL	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)
RANCH	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)
TOWNHOUSE	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)
TRI-LEVEL	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)
	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)	0.862 (18)

Single Family E.C.F. : 0.862 (18)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X

Neighborhoods Used: 18576 - C HEATHER CREEK, 08551 - C NORMAN ACRES, 16576 - C GRIFFIN LAKEWOOD ESTATES, 20526 - C CREEK VALLEY, 20555 - C STONEBROOK & SOLARWOOD

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 18576 - C HEATHER CREEK, 08551 - C NORMAN ACRES, 16576 - C GRIFFIN LAKEWOOD ESTATES, 20526 - C CREEK VALLEY, 20555 - C STONEBROOK & SOLARWOOD

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: 19526 - D VILLAGES OF WICKLOW, 21576 - D ATHERTON COUNTRY CLUB ESTATES & LOMBARDA WOODS

9326 LOCHMOOR DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-580-015 03/24/2023 21576 401 360,000 54,233
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 305,767 304,754 1.003

9486 COUNTRY CLUB LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-578-009 03/02/2023 21576 401 391,800 63,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 67 328,800 409,970 0.802

2498 MISTY LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-583-013 01/17/2023 21576 401 515,000 77,463
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 73 437,537 515,997 0.848

7418 WICKLOW NORTH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-528-002 09/30/2022 19526 401 310,000 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 261,700 331,922 0.788

2113 LOCHNAYNE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-526-036 09/27/2022 19526 401 279,900 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 231,600 260,378 0.889

7488 WICKLOW NORTH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-526-005 09/15/2022 19526 401 355,000 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 77 306,700 284,174 1.079

D
0.88

7426 WICKLOW NORTH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-528-001 06/20/2022 19526 401 406,629 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 77 358,329 344,651 1.040

9487 COUNTRY CLUB LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-578-016 06/08/2022 21576 401 385,000 66,857
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 72 318,143 374,861 0.849

9302 CLARIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-579-008 05/13/2022 21576 401 350,000 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 75 301,700 312,991 0.964

7392 WICKLOW NORTH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-528-005 04/19/2022 19526 401 335,000 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 80 286,700 278,718 1.029

2160 WICKLOW CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-527-012 03/28/2022 19526 401 285,000 52,147
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 232,853 261,163 0.892

2200 ANTRIM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-529-031 12/20/2021 19526 401 300,000 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 77 251,700 299,933 0.839

9381 COUNTRY CLUB LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-577-010 11/19/2021 21576 401 375,000 63,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 312,000 349,184 0.894

Neighborhoods Used: 19526 - D VILLAGES OF WICKLOW, 21576 - D ATHERTON COUNTRY CLUB ESTATES & LOMBARDA WOODS

2081 LOCHNAYNE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-526-040 11/05/2021 19526 401 265,000 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 76 216,700 269,946 0.803

2028 LOCHNAYNE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-526-022 10/20/2021 19526 401 320,000 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 77 271,700 278,093 0.977

2116 ANTRIM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-529-017 10/14/2021 19526 401 277,500 67,217
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 85 210,283 294,576 0.714

2511 MISTY LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-583-020 09/21/2021 21576 401 460,000 63,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 75 397,000 445,065 0.892

2207 ANTRIM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-529-004 09/21/2021 19526 401 290,000 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 77 241,700 283,538 0.852

2099 ANTRIM DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-530-016 09/17/2021 19526 401 300,000 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 81 251,700 266,767 0.944

2176 KILDARE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-530-021 08/27/2021 19526 401 406,000 98,462
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 81 307,538 461,396 0.667

7392 WICKLOW NORTH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-528-005 06/25/2021 19526 401 318,000 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 80 269,700 278,718 0.968

2120 LOCHNAYNE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-526-029 06/22/2021 19526 401 247,000 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 198,700 245,043 0.811

2054 LOCHNAYNE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-526-024 06/01/2021 19526 401 315,000 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 77 266,700 306,618 0.870

Neighborhoods Used: 19526 - D VILLAGES OF WICKLOW, 21576 - D ATHERTON COUNTRY CLUB ESTATES & LOMBARDA WOODS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458
1+ STORY	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458
2 STORY	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458
BI-LEVEL	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458
DUPLEX	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458
MULTI UNIT COND	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458
QUAD LEVEL	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458
RANCH	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458
TOWNHOUSE	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458
TRI-LEVEL	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458	7,458,458

Total Single Family Costs by Manual : 7,458,458
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250
1+ STORY	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250
2 STORY	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250
BI-LEVEL	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250
DUPLEX	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250
MULTI UNIT COND	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250
QUAD LEVEL	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250
RANCH	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250
TOWNHOUSE	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250
TRI-LEVEL	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250	6,565,250

Total Single Family Sale Residual Values : 6,565,250
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
23	0	7.59	9.58	1.001
After Application of E.C.F.s		7.62	9.68	1.001

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)
1+ STORY	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)
2 STORY	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)
BI-LEVEL	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)
DUPLEX	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)
MULTI UNIT COND	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)
QUAD LEVEL	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)
RANCH	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)
TOWNHOUSE	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)
TRI-LEVEL	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)	0.880 (23)

Single Family E.C.F. : 0.880 (23)
 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: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :

01/25/2024
12:11 PM

Neighborhoods Used: 19526 - D VILLAGES OF WICKLOW, 21576 - D ATHERTON COUNTRY CLUB ESTATES & LOMBARDA WOODS

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 19526 - D VILLAGES OF WICKLOW, 21576 - D ATHERTON COUNTRY CLUB ESTATES &
LOMBARDA WOODS

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: 29551 - E GENESEE GARDENS & LANG BOROUGH, 05502 - E IRISH VILLAGE & BEECHCOTE SUBS, 06551 - E TOWNLINE EAST ESTATES, 19551 - E BRANDYWINE & DAY ACRES

2317 DOWNPATRICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-507-039 03/16/2023 05502 401 195,000 46,244
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 148,756 153,759 0.967

8110 FAULKNER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-504-065 03/10/2023 05502 401 205,000 47,598
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 157,402 184,977 0.851

7154 E BRISTOL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-31-501-003 03/07/2023 29551 401 227,000 40,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 187,000 198,892 0.940

2107 HARDWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-553-053 03/02/2023 06551 401 235,000 45,710
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 189,290 157,742 1.200

7234 SHERWOOD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-551-030 02/27/2023 19551 401 230,000 48,172
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 181,828 158,041 1.151

8158 E POTTER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-502-009 01/25/2023 05502 401 215,000 45,473
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 169,527 194,532 0.871

8038 FAULKNER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-504-058 01/17/2023 05502 401 250,000 47,338
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 75 202,662 193,012 1.050

7225 SHERWOOD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-551-015 11/22/2022 19551 401 224,000 47,526
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 176,474 191,735 0.920

7112 POPPLEWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-553-028 11/08/2022 06551 401 205,000 44,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 160,700 175,781 0.914

8217 BARDEN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-29-551-018 11/07/2022 29551 401 240,000 41,976
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 65 198,024 229,375 0.863

7163 SHERWOOD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-551-008 10/26/2022 19551 401 194,900 58,346
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 136,554 155,731 0.877

2207 HILLWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-555-045 10/24/2022 06551 401 175,000 44,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 65 130,700 143,531 0.911

8184 BARDEN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-551-028 10/18/2022 29551 401 210,000 42,162
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 167,838 204,884 0.819

E
0.92

Neighborhoods Used: 29551 - E GENESEE GARDENS & LANG BOROUGH, 05502 - E IRISH VILLAGE & BEECHCOTE SUBS, 06551
- E TOWNLINE EAST ESTATES, 19551 - E BRANDYWINE & DAY ACRES

7188 SHERWOOD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
0 -551-035 10/07/2022 19551 401 205,000 50,279
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 154,721 182,536 0.848

7108 SPRUCEWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-553-015 10/03/2022 06551 401 180,000 45,881
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 134,119 159,658 0.840

2350 DOWNPATRICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-507-028 09/15/2022 05502 401 215,000 48,967
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 65 166,033 172,654 0.962

2152 HILLWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-555-021 09/06/2022 06551 401 215,000 48,831
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 70 166,169 194,919 0.853

2500 BRANDYWINE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-552-002 09/01/2022 19551 401 226,500 51,522
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 174,978 205,043 0.853

8145 BARDEN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-29-551-012 08/17/2022 29551 401 172,000 46,701
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 125,299 111,704 1.122

7197 MOUNT JULIET DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-501-024 08/16/2022 19551 401 197,400 44,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 65 153,100 161,881 0.946

7134 E BRISTOL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-31-501-001 08/15/2022 29551 401 195,000 44,881
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 60 150,119 158,113 0.949

2132 HARDWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-553-031 08/08/2022 06551 401 175,000 46,802
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 128,198 147,905 0.867

7147 MYERS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-554-005 07/21/2022 19551 401 275,000 47,043
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 74 227,957 252,410 0.903

8095 DERRYMORE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-507-017 06/08/2022 05502 401 250,000 49,127
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 200,873 216,763 0.927

8124 DERRYMORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-507-013 05/12/2022 05502 401 201,000 47,567
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 153,433 189,346 0.810

7030 TIMBERWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-552-023 04/29/2022 06551 401 212,500 47,737
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 164,763 178,207 0.925

Neighborhoods Used: 29551 - E GENESEE GARDENS & LANG BOROUGH, 05502 - E IRISH VILLAGE & BEECHCOTE SUBS, 06551 - E TOWNLINE EAST ESTATES, 19551 - E BRANDYWINE & DAY ACRES

2082 HARDWOOD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-553-038 03/31/2022 06551 401 180,000 46,187
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 133,813 152,669 0.876

2318 DOWNPATRICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-507-026 03/25/2022 05502 401 196,000 44,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 60 151,700 172,655 0.879

8022 CASTLEWARD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-506-019 03/04/2022 05502 401 158,200 46,657
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 60 111,543 120,740 0.924

8209 FAULKNER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-505-017 01/28/2022 05502 401 214,400 48,369
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 166,031 207,590 0.800

3093 S VASSAR RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-30-501-021 12/28/2021 19551 401 131,500 41,888
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 89,612 84,066 1.066

2208 TIMBERWOOD CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-555-053 12/17/2021 06551 401 212,000 48,254
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 70 163,746 174,600 0.938

7145 SHERWOOD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-551-006 11/30/2021 19551 401 189,000 48,209
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 140,791 159,703 0.882

8072 FAULKNER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-504-061 11/16/2021 05502 401 190,000 46,885
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 65 143,115 143,017 1.001

7188 E BRISTOL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-31-501-006 10/14/2021 29551 401 286,000 46,897
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 68 239,103 288,410 0.829

2270 POPPLEWOOD CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-555-038 10/08/2021 06551 401 275,000 49,116
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 75 225,884 208,049 1.086

2222 TIMBERWOOD CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-555-051 10/06/2021 06551 401 195,000 51,241
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 70 143,759 154,795 0.929

2296 N IRISH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-506-013 10/05/2021 05502 401 180,000 42,094
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 137,906 131,246 1.051

7110 TIMBERWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-552-015 09/15/2021 06551 401 222,000 48,173
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 173,827 184,611 0.942

Neighborhoods Used: 29551 - E GENESEE GARDENS & LANG BOROUGH, 05502 - E IRISH VILLAGE & BEEHCOTE SUBS, 06551 - E TOWNLINE EAST ESTATES, 19551 - E BRANDYWINE & DAY ACRES

2491 BLARNEY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-04-021 08/30/2021 05502 401 176,495 44,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 65 132,195 146,045 0.905

8195 BARDEN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-29-551-016 08/09/2021 29551 401 180,000 41,536
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 138,464 152,347 0.909

7144 SHERWOOD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-551-040 07/26/2021 19551 401 172,000 48,335
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 65 123,665 151,327 0.817

8178 E POTTER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-502-007 06/28/2021 05502 401 185,000 45,382
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 139,618 138,925 1.005

8096 DERRYMORE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-507-018 06/24/2021 05502 401 285,000 51,090
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 70 233,910 237,102 0.987

2421 N IRISH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-526-010 05/27/2021 05502 401 160,000 42,953
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 117,047 139,609 0.838

7127 SHERWOOD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-551-004 05/18/2021 19551 401 195,000 46,627
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 148,373 175,433 0.846

3069 S VASSAR RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-30-501-018 05/14/2021 19551 401 249,000 41,126
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 190,960 221,105 0.864
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 16914 19585 0.864

8162 FAULKNER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-505-002 05/04/2021 05502 401 185,000 49,505
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 60 135,495 171,498 0.790

Neighborhoods Used: 29551 - E GENESEE GARDENS & LANG BOROUGH, 05502 - E IRISH VILLAGE & BEECHCOTE SUBS, 06551 - E TOWNLINE EAST ESTATES, 19551 - E BRANDYWINE & DAY ACRES

Single Family Computed Costs by Manual

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674
1+ STORY	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674
2 STORY	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674
BI-LEVEL	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674
DUPLEX	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674
MULTI UNIT COND	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674
QUAD LEVEL	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674
RANCH	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674
TOWNHOUSE	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674
TRI-LEVEL	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674	8,388,674

Total Single Family Costs by Manual : 8,388,674
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 19,585
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 1/2 STORY	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074
1+ STORY	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074
2 STORY	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074
BI-LEVEL	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074
DUPLEX	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074
MULTI UNIT COND	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074
QUAD LEVEL	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074
RANCH	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074
TOWNHOUSE	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074
TRI-LEVEL	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074	7,687,074

Total Single Family Sale Residual Values : 7,687,074
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 16,914
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
48	1	5.65	7.25	1.001
After Application of E.C.F.s		5.56	7.14	1.001

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)
1+ STORY	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)
2 STORY	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)
BI-LEVEL	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)
DUPLEX	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)
MULTI UNIT COND	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)
QUAD LEVEL	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)
RANCH	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)
TOWNHOUSE	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)
TRI-LEVEL	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)	0.916(48)

Single Family E.C.F. : 0.916 (48)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.864 (1)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X

01/25/2024
12:12 PM

Neighborhoods Used: 29551 - E GENESEE GARDENS & LANG BOROUGH, 05502 - E IRISH VILLAGE & BEEHCOTE SUBS, 06551
- E TOWNLINE EAST ESTATES, 19551 - E BRANDYWINE & DAY ACRES

Show Invalid Data :

Show Costs and Residuals: X

U: fl. Adj. Sale Prices:

Neighborhood(s): 29551 - E GENESEE GARDENS & LANG BOROUGH, 05502 - E IRISH VILLAGE & BEEHCOTE
SUBS, 06551 - E TOWNLINE EAST ESTATES, 19551 - E BRANDYWINE & DAY ACRES

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: 06576 - F BRIARCLIFFE, 21526 - F DAVISON GOLF CLUB ESTATES, 27551 - F BRISTOL ESTATES, 28526 - F ATHERTON ESTATES, 11551 - F CHESTNUT HILLS SUB

11106 ALEXANDRIA LN
Parcel Number 05-552-037 ** Valid Sale 03/08/2023 11551 401 AdjSalePrice 239,900 LandValue 45,981
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 80 193,919 214,818 0.903

7442 SOUTHWICK DR
Parcel Number 05-06-576-011 ** Valid Sale 03/03/2023 06576 401 AdjSalePrice 214,000 LandValue 47,187
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 65 166,813 168,705 0.989

11118 ALEXANDRIA LN
Parcel Number 05-11-552-039 ** Valid Sale 02/28/2023 11551 401 AdjSalePrice 270,000 LandValue 47,883
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 80 222,117 238,267 0.932

2088 S STATE RD
Parcel Number 05-22-501-010 ** Valid Sale 02/01/2023 21526 401 AdjSalePrice 310,000 LandValue 48,278
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 75 261,722 347,445 0.753

7453 NEW HAMPSHIRE DR
Parcel Number 05-06-576-034 ** Valid Sale 11/10/2022 06576 401 AdjSalePrice 250,000 LandValue 46,525
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 203,475 231,674 0.878

7436 NEW HAMPSHIRE DR
Parcel Number 05-06-576-042 ** Valid Sale 09/20/2022 06576 401 AdjSalePrice 247,000 LandValue 59,733
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 70 187,267 202,534 0.925

F
0.924

11119 ALEXANDRIA LN
Parcel Number 05-552-006 ** Valid Sale 07/18/2022 11551 401 AdjSalePrice 270,000 LandValue 44,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 80 225,700 224,158 1.007

2128 S STATE RD
Parcel Number 05-22-501-014 ** Valid Sale 05/20/2022 21526 401 AdjSalePrice 270,000 LandValue 40,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 62 230,000 225,703 1.019

11067 ALEXANDRIA LN
Parcel Number 05-11-551-007 ** Valid Sale 05/06/2022 11551 401 AdjSalePrice 284,900 LandValue 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 239,900 228,342 1.051

1097 EMERALD FOREST LN
Parcel Number 05-11-552-021 ** Valid Sale 04/19/2022 11551 401 AdjSalePrice 266,500 LandValue 44,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 222,200 212,643 1.045

3211 ATLAS RD
Parcel Number 05-28-526-019 ** Valid Sale 04/15/2022 28526 401 AdjSalePrice 299,000 LandValue 43,255
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 255,745 236,299 1.082

1105 EMERALD FOREST LN
Parcel Number 05-11-552-023 ** Valid Sale 04/08/2022 11551 401 AdjSalePrice 284,900 LandValue 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 81 239,900 245,627 0.977

1127 EMERALD FOREST LN
Parcel Number 05-11-552-031 ** Valid Sale 09/07/2021 11551 401 AdjSalePrice 232,000 LandValue 46,543
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 185,457 260,155 0.713

Neighborhoods Used: 06576 - F BRIARCLIFFE, 21526 - F DAVISON GOLF CLUB ESTATES, 27551 - F BRISTOL ESTATES, 28526 - F ATHERTON ESTATES, 11551 - F CHESTNUT HILLS SUB

1133 EMERALD FOREST LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-11-552-030	08/30/2021 11551	401	210,000	44,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 88	165,700	191,807	0.864

11122 ALEXANDRIA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-11-552-040	06/28/2021 11551	401	225,000	45,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY 80	180,000	214,037	0.841

11061 ALEXANDRIA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-11-551-006	06/01/2021 11551	401	264,000	45,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 79	219,000	236,577	0.926

01/25/2024
12:13 PM

Neighborhoods Used: 06576 - F BRIARCLIFFE, 21526 - F DAVISON GOLF CLUB ESTATES, 27551 - F BRISTOL ESTATES,
28526 - F ATHERTON ESTATES, 11551 - F CHESTNUT HILLS SUB

Show Invalid Data :

Show Costs and Residuals: X

U Infl. Adj. Sale Prices:

Neighborhood(s): 06576 - F BRIARCLIFFE, 21526 - F DAVISON GOLF CLUB ESTATES, 27551 - F BRISTOL
ESTATES, 28526 - F ATHERTON ESTATES, 11551 - F CHESTNUT HILLS SUB

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: 01551 - G POTTER HEIGHTS & AYLING SUB, 14501 - G SUPERVISOR'S PLATS 10 & 33, 18551 - G NORTH VASSAR PARK & CAMPBELL HOMESITES, 27577 - G TRUMBLE GARDENS, 30502 - G SUPV PLAT NO 30 / KESSLING ST., 01102 - G RES M&B BELOW AVG / POOR, 01103 - G RES M&B C AVG 1960 & OLDER

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-18-551-008	03/22/2023 18551	401	210,000	36,967
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	60	173,033	165,635

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-19-400-028	03/14/2023 01103	401	250,000	53,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	185,166	213,217
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	11334	13051	0.868	

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-33-400-009	03/09/2023 01103	401	410,000	60,757
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70	349,243	338,960

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-30-300-028	02/08/2023 01103	401	229,900	67,286
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	162,614	138,645

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-18-552-025	01/05/2023 18551	401	205,000	36,241
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65	168,759	159,391

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0.964

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-31-100-007	10/19/2022 01102	401	110,000	31,483
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	78,517	76,564

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-18-501-018	10/04/2022 18551	401	136,900	43,732
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	93,168	87,931

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-01-551-001	09/30/2022 01551	401	380,000	68,430
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	311,570	268,791

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-12-501-017	09/23/2022 01551	401	135,000	44,539
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	90,461	115,091

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-27-400-009	08/31/2022 01103	401	213,000	30,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	183,000	142,576

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-20-100-002	08/30/2022 01102	401	135,000	32,593
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	102,407	97,269

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-18-300-013	08/29/2022 01102	401	120,000	30,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	60	90,000	112,829

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
05-30-502-032	08/29/2022 30502	401	168,000	41,743
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	126,257	115,609

Neighborhoods Used: 01551 - G POTTER HEIGHTS & AYLING SUB, 14501 - G SUPERVISOR'S PLATS 10 & 33, 18551 - G NORTH VASSAR PARK & CAMPBELL HOMESITES, 27577 - G TRUMBLE GARDENS, 30502 - G SUPV PLAT NO 30 / KESSLING ST., 01102 - G RES M&B BELOW AVG / POOR, 01103 - G RES M&B C AVG 1960 & OLDER

81 DAVISON RD
Parcel Number 05-08-100-031
Occupancy Single Family
Style RANCH
Valid Sale 08/26/2022 01103
Class 401
AdjSalePrice 249,900
LandValue 33,392
%Good 65
ResidualValue 216,508
CostByManual 228,983
E.C.F. 0.946

1183 LAPEER RD
Parcel Number 05-14-501-071
Occupancy Single Family
Style RANCH
Valid Sale 08/25/2022 14501
Class 401
AdjSalePrice 189,000
LandValue 40,000
%Good 65
ResidualValue 149,000
CostByManual 147,434
E.C.F. 1.011

7093 LAPEER RD
Parcel Number 05-18-501-013
Occupancy Single Family
Style RANCH
Valid Sale 08/17/2022 18551
Class 401
AdjSalePrice 180,000
LandValue 44,978
%Good 65
ResidualValue 135,022
CostByManual 125,434
E.C.F. 1.076

3405 S STATE RD
Parcel Number 05-27-577-002
Occupancy Single Family
Style RANCH
Valid Sale 07/28/2022 27577
Class 401
AdjSalePrice 299,900
LandValue 40,000
%Good 70
ResidualValue 259,900
CostByManual 213,668
E.C.F. 1.216

10321 E MAPLE AVE
Parcel Number 05-34-400-021
Occupancy Single Family
Style RANCH
Valid Sale 07/28/2022 01103
Class 401
AdjSalePrice 202,000
LandValue 35,092
%Good 60
ResidualValue 166,908
CostByManual 177,116
E.C.F. 0.942

11010 E POTTER RD
Parcel Number 05-02-100-009
Occupancy Single Family
Style 2 STORY
Agricultural Buildings:
Valid Sale 07/18/2022 01103
Class 401
AdjSalePrice 395,000
LandValue 104,410
%Good 60
ResidualValue 226,477
CostByManual 200,066
E.C.F. 1.132
ResidualValue 64113
CostByManual 56636
E.C.F. 1.132

1386 N IRISH RD
Parcel Number 05-08-100-005
Occupancy Single Family
Style RANCH
Valid Sale 07/15/2022 01102
Class 401
AdjSalePrice 100,000
LandValue 44,988
%Good 50
ResidualValue 55,012
CostByManual 61,663
E.C.F. 0.892

7298 LAPEER RD
Parcel Number 05-18-400-008
Occupancy Single Family
Style RANCH
Valid Sale 07/11/2022 01102
Class 401
AdjSalePrice 130,000
LandValue 30,000
%Good 65
ResidualValue 100,000
CostByManual 94,651
E.C.F. 1.057

7277 LAPEER RD
Parcel Number 05-18-400-001
Occupancy Single Family
Style 2 STORY
Agricultural Buildings:
Valid Sale 06/29/2022 01103
Class 401
AdjSalePrice 210,000
LandValue 46,335
%Good 60
ResidualValue 148,897
CostByManual 168,608
E.C.F. 0.883
ResidualValue 14768
CostByManual 16723
E.C.F. 0.883

8366 E ATHERTON RD
Parcel Number 05-29-200-005
Occupancy Single Family
Style RANCH
Valid Sale 04/22/2022 01103
Class 401
AdjSalePrice 174,900
LandValue 31,853
%Good 65
ResidualValue 143,047
CostByManual 151,194
E.C.F. 0.946

9039 E LIPPINCOTT BLVD
Parcel Number 05-16-300-005
Occupancy Single Family
Style RANCH
Valid Sale 04/14/2022 01103
Class 401
AdjSalePrice 172,500
LandValue 32,580
%Good 60
ResidualValue 139,920
CostByManual 152,747
E.C.F. 0.916

9222 DAVISON RD
Parcel Number 05 502-005
Occupancy Single Family
Style RANCH
Valid Sale 04/08/2022 01102
Class 401
AdjSalePrice 249,900
LandValue 40,000
%Good 80
ResidualValue 209,900
CostByManual 209,651
E.C.F. 1.001

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Neighborhoods Used: 01551 - G POTTER HEIGHTS & AYLING SUB, 14501 - G SUPERVISOR'S PLATS 10 & 33, 18551 - G NORTH VASSAR PARK & CAMPBELL HOMESITES, 27577 - G TRUMBLE GARDENS, 30502 - G SUPV PLAT NO 30 / KESSLING ST., 01102 - G RES M&B BELOW AVG / POOR, 01103 - G RES M&B C AVG 1960 & OLDER

17 DAVISON RD
Parcel Number 05-12-100-002 ** Valid Sale 04/08/2022 01102 ** Class 401 AdjSalePrice 110,000 LandValue 45,042
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 64,958 69,850 0.930

7225 KESSLING ST
Parcel Number 05-30-502-032 ** Valid Sale 04/01/2022 30502 ** Class 401 AdjSalePrice 132,500 LandValue 41,743
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 90,757 99,093 0.916

10085 E LIPPINCOTT BLVD
Parcel Number 05-15-551-012 ** Valid Sale 03/07/2022 01102 ** Class 401 AdjSalePrice 149,900 LandValue 39,371
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 60 110,529 113,027 0.978

2474 S IRISH RD
Parcel Number 05-19-400-010 ** Valid Sale 03/01/2022 01103 ** Class 401 AdjSalePrice 182,600 LandValue 30,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 152,600 161,936 0.942

9047 E LIPPINCOTT BLVD
Parcel Number 05-16-300-016 ** Valid Sale 02/18/2022 01103 ** Class 401 AdjSalePrice 180,000 LandValue 56,352
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 60 123,648 143,148 0.864

3289 S VASSAR RD
Parcel Number 05-30-300-026 ** Valid Sale 01/19/2022 01102 ** Class 401 AdjSalePrice 145,000 LandValue 30,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 115,000 153,563 0.749

80 LIPPINCOTT BLVD
Parcel Number 05-20-100-005 ** Valid Sale 12/20/2021 01102 ** Class 401 AdjSalePrice 107,500 LandValue 32,593
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 60 74,907 96,958 0.773

7387 KESSLING ST
Parcel Number 05-30-200-017 ** Valid Sale 11/24/2021 30502 ** Class 401 AdjSalePrice 140,000 LandValue 40,600
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 99,400 106,568 0.933

8341 E COURT ST
Parcel Number 05-08-400-005 ** Valid Sale 11/19/2021 01103 ** Class 401 AdjSalePrice 189,900 LandValue 32,983
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 156,917 163,770 0.958

7334 KESSLING ST
Parcel Number 05-30-200-054 ** Valid Sale 11/18/2021 30502 ** Class 401 AdjSalePrice 185,000 LandValue 42,032
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 142,968 138,871 1.030

12202 E BRISTOL RD
Parcel Number 05-36-100-017 ** Valid Sale 11/12/2021 01102 ** Class 401 AdjSalePrice 94,000 LandValue 30,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 64,000 82,306 0.778

1525 KENT DR
Parcel Number 05-18-553-049 ** Valid Sale 11/01/2021 18551 ** Class 401 AdjSalePrice 167,000 LandValue 34,638
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 132,362 153,788 0.861

70 KESSLING ST
Parcel Number 05-30-502-084 ** Valid Sale 10/25/2021 30502 ** Class 401 AdjSalePrice 181,000 LandValue 28,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 70 152,700 141,171 1.082

Neighborhoods Used: 01551 - G POTTER HEIGHTS & AYLING SUB, 14501 - G SUPERVISOR'S PLATS 10 & 33, 18551 - G NORTH VASSAR PARK & CAMPBELL HOMESITES, 27577 - G TRUMBLE GARDENS, 30502 - G SUPV PLAT NO 30 / KESSLING ST., 01102 - G RES M&B BELOW AVG / POOR, 01103 - G RES M&B C AVG 1960 & OLDER

1/ E LIPPINCOTT BLVD
Parcel Number 05-15-551-013 ** Valid Sale 09/23/2021 01103 ** Class 401 AdjSalePrice 225,000 LandValue 44,073
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 180,927 199,959 0.905

7465 E MAPLE AVE
Parcel Number 05-31-400-007 ** Valid Sale 08/30/2021 01103 ** Class 401 AdjSalePrice 227,000 LandValue 43,400
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 183,600 205,564 0.893

7089 E ATHERTON RD
Parcel Number 05-19-300-005 ** Valid Sale 08/20/2021 01103 ** Class 401 AdjSalePrice 145,000 LandValue 30,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 115,000 116,732 0.985

1187 N GALE RD
Parcel Number 05-08-400-031 ** Valid Sale 08/20/2021 01103 ** Class 401 AdjSalePrice 390,000 LandValue 110,523
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 279,477 303,373 0.921

3448 S STATE RD
Parcel Number 05-27-300-017 ** Valid Sale 08/19/2021 01103 ** Class 401 AdjSalePrice 230,000 LandValue 37,083
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 192,917 246,644 0.782

7076 KESSLING ST
Parcel Number 05-30-502-051 ** Valid Sale 08/09/2021 30502 ** Class 401 AdjSalePrice 135,000 LandValue 39,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 95,800 116,818 0.820

1/ CUMMINGS RD
Parcel Number 05-14-400-010 ** Valid Sale 07/23/2021 01102 ** Class 401 AdjSalePrice 194,000 LandValue 41,474
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 147,932 136,577 1.083
Agricultural Buildings: ResidualValue CostByManual E.C.F.
4594 4241 1.083

9440 E POTTER RD
Parcel Number 05-04-200-011 ** Valid Sale 07/12/2021 01102 ** Class 401 AdjSalePrice 300,000 LandValue 138,345
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 75 161,655 166,101 0.973

7133 KESSLING ST
Parcel Number 05-30-502-020 ** Valid Sale 06/30/2021 30502 ** Class 401 AdjSalePrice 225,000 LandValue 41,313
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 183,687 218,292 0.841

7181 BLANKENSHIP CIR
Parcel Number 05-18-552-018 ** Valid Sale 06/07/2021 18551 ** Class 401 AdjSalePrice 160,000 LandValue 31,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 128,500 144,409 0.890

7115 KESSLING ST
Parcel Number 05-30-502-017 ** Valid Sale 05/17/2021 30502 ** Class 401 AdjSalePrice 115,000 LandValue 41,349
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 73,651 88,936 0.828

2060 N IRISH RD
Parcel Number 05-05-300-014 ** Valid Sale 05/17/2021 01102 ** Class 401 AdjSalePrice 125,000 LandValue 30,320
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 94,680 94,140 1.006

2129 N BAXTER RD
Parcel Number 05-01-551-071 ** Valid Sale 05/11/2021 01551 ** Class 401 AdjSalePrice 190,000 LandValue 40,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 70 150,000 166,995 0.898

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Neighborhoods Used: 01551 - G POTTER HEIGHTS & AYLING SUB, 14501 - G SUPERVISOR'S PLATS 10 & 33, 18551 - G NORTH VASSAR PARK & CAMPBELL HOMESITES, 27577 - G TRUMBLE GARDENS, 30502 - G SUPV PLAT NO 30 / KESSLING ST., 01102 - G RES M&B BELOW AVG / POOR, 01103 - G RES M&B C AVG 1960 & OLDER

8' T LIPPINCOTT BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-20-200-002 04/29/2021 01102 401 128,000 31,459
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 65 96,541 93,534 1.032

12029 DAVISON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-01-551-052 04/26/2021 01551 401 175,000 40,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 135,000 166,746 0.810

Neighborhoods Used: 01551 - G POTTER HEIGHTS & AYLING SUB, 14501 - G SUPERVISOR'S PLATS 10 & 33, 18551 - G NORTH VASSAR PARK & CAMPBELL HOMESITES, 27577 - G TRUMBLE GARDENS, 30502 - G SUPV PLAT NO 30 / KESSLING ST., 01102 - G RES M&B BELOW AVG / POOR, 01103 - G RES M&B C AVG 1960 & OLDER

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

Table with 7 columns: Style, and six cost values. Rows include 1 1/2 STORY, 1+ STORY, 2 STORY, BI-LEVEL, DUPLEX, MULTI UNIT COND, QUAD LEVEL, RANCH, TOWNHOUSE, TRI-LEVEL.

Total Single Family Costs by Manual : 8,052,592
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 90,651
Total Commercial Costs by Manual : 0

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

Table with 7 columns: Style, and six residual values. Rows include 1 1/2 STORY, 1+ STORY, 2 STORY, BI-LEVEL, DUPLEX, MULTI UNIT COND, QUAD LEVEL, RANCH, TOWNHOUSE, TRI-LEVEL.

Total Single Family Sale Residual Values : 7,764,899
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 94,809
Total Commercial Sale Residual Values : 0

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

Table with 3 columns: # Valid Sales, # Invalid Sales, and Coefficient of Dispersion/Variation/Price Related Differential.

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

Table with 7 columns: Style, and six E.C.F. estimates. Rows include 1 1/2 STORY, 1+ STORY, 2 STORY, BI-LEVEL, DUPLEX, MULTI UNIT COND, QUAD LEVEL, RANCH, TOWNHOUSE, TRI-LEVEL.

Single Family E.C.F. : 0.964 (53)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.046 (4)
Co cial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:

Neighborhoods Used: 01551 - G POTTER HEIGHTS & AYLING SUB, 14501 - G SUPERVISOR'S PLATS 10 & 33, 18551 - G NORTH VASSAR PARK & CAMPBELL HOMESITES, 27577 - G TRUMBLE GARDENS, 30502 - G SUPV PLAT NO 30 / KESSLING ST., 01102 - G RES M&B BELOW AVG / POOR, 01103 - G RES M&B C AVG 1960 & OLDER

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:

Neighborhood(s): 01551 - G POTTER HEIGHTS & AYLING SUB, 14501 - G SUPERVISOR'S PLATS 10 & 33, 18551 - G NORTH VASSAR PARK & CAMPBELL HOMESITES, 27577 - G TRUMBLE GARDENS, 30502 - G SUPV PLAT NO 30 / KESSLING ST., 01102 - G RES M&B BELOW AVG / POOR, 01103 - G RES M&B C AVG 1960 & OLDER

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: 05501 - H BELLE MEADE, 01104 - H RES M&B C AVG 1960S-1980S

11491 E LIPPINCOTT BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-23-200-005 03/17/2023 01104 401 222,000 35,427
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 186,573 132,220 1.411

2464 S IRISH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-400-009 03/10/2023 01104 401 188,900 50,100
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 138,800 145,564 0.954

4406 RICHARDS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-35-300-008 03/02/2023 01104 401 370,000 107,586
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 61 262,414 262,196 1.001

1413 S IRISH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-300-008 02/17/2023 01104 401 265,000 30,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 67 235,000 265,033 0.887

2080 CHEVY CHASE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-576-045 02/10/2023 05501 401 305,000 47,990
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 257,010 291,436 0.882

2382 BELLE MEADE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-501-017 02/10/2023 05501 401 220,000 45,008
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 174,992 162,137 1.079

2385 S VASSAR RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-553-027 11/03/2022 01104 401 185,000 40,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 145,000 145,498 0.997

2316 BELLE MEADE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-501-024 10/21/2022 05501 401 249,900 42,893
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 207,007 197,515 1.048

2137 HOLLY TREE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-554-041 10/05/2022 05501 401 288,640 40,942
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 247,698 248,782 0.996

8430 BELLECHASSE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-579-064 09/23/2022 05501 401 257,500 41,600
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 65 215,900 229,232 0.942

2354 N STATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-03-501-004 09/19/2022 01104 401 160,000 42,201
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 117,799 133,454 0.883

9356 E BRISTOL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-33-200-007 07/19/2022 01104 401 290,000 34,947
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 255,053 244,618 1.043

2081 BELLECHASSE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-579-002 07/08/2022 05501 401 260,000 43,563
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 216,437 192,883 1.122

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0.96

Neighborhoods Used: 05501 - H BELLE MEADE, 01104 - H RES M&B C AVG 1960S-1980S

10244 E LIPPINCOTT BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-22-100-010	06/24/2022 01104	401	214,000	30,000	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	60	184,000	206,138	0.893

2153 S HENDERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-24-100-016	05/25/2022 01104	401	265,000	90,970	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	174,030	187,298	0.929

2181 S OAK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-23-100-004	05/20/2022 01104	401	260,000	37,544	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	61	222,456	251,371	0.885

10330 E POTTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-03-200-009	04/29/2022 01104	401	289,000	37,692	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	251,308	269,975	0.931

1173 N OAK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-10-400-009	04/19/2022 01104	401	279,700	50,749	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	69	228,951	235,057	0.974

7307 DAVISON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-06-400-005	04/12/2022 01104	401	272,000	52,752	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	60	219,248	230,503	0.951

2303 MAJOR LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-05-578-022	04/08/2022 05501	401	279,900	43,142	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	236,758	221,527	1.069

7054 E BRISTOL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-31-100-005	03/01/2022 01104	401	210,000	39,173	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	65	170,827	159,765	1.069

2216 HOLLY TREE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-05-554-014	02/28/2022 05501	401	215,000	41,465	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	173,535	147,505	1.176

2271 MAJOR LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-05-578-016	02/23/2022 05501	401	218,000	40,525	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	65	177,475	207,667	0.855

2287 OLD HICKORY BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-05-577-051	01/25/2022 05501	401	228,700	41,021	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	65	187,679	201,530	0.931

8391 E COURT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-08-400-010	01/20/2022 01104	401	260,000	30,000	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	214,955	200,124	1.074
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	15045	14007	1.074		

21 ELLECHASSE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-05-579-006	01/12/2022 05501	401	245,000	39,200	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	205,800	192,126	1.071

Neighborhoods Used: 05501 - H BELLE MEADE, 01104 - H RES M&B C AVG 1960S-1980S

2114 BELLE MEADE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-552-008 12/20/2021 05501 401 254,000 39,877
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 214,123 215,071 0.996

11480 E POTTER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-02-200-005 12/10/2021 01104 401 322,000 34,422
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 287,578 341,004 0.843

2267 GREAT OAK CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-554-027 12/07/2021 05501 401 265,000 41,600
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 223,400 199,200 1.121

8377 OAK SHADE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-579-029 12/03/2021 05501 401 200,000 41,600
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 158,400 173,858 0.911

2246 OLD HICKORY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-577-027 11/23/2021 05501 401 261,000 43,218
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 217,782 202,147 1.077

8394 BELLECHASSE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-579-068 11/19/2021 05501 401 222,000 44,661
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 70 177,339 218,912 0.810

7316 LAPEER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-400-009 11/08/2021 01104 401 219,000 50,871
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 75 168,129 160,957 1.045

2456 N STATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-03-100-008 10/29/2021 01104 401 192,900 38,499
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 154,401 164,603 0.938

2221 WOODTHRUSH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-576-055 10/08/2021 05501 401 217,000 42,410
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 174,590 212,907 0.820

2220 BELLE MEADE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-577-061 09/24/2021 05501 401 249,900 43,304
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 206,596 194,040 1.065

8394 FAIRFAX CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-579-058 09/21/2021 05501 401 295,000 50,190
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 244,810 289,143 0.847

1081 S GALE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-100-003 09/13/2021 01104 401 290,000 92,033
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 197,967 244,143 0.811

3462 S STATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-300-016 09/13/2021 01104 401 339,900 54,301
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 285,599 307,994 0.927

Neighborhoods Used: 05501 - H BELLE MEADE, 01104 - H RES M&B C AVG 1960S-1980S

2352 OLD HICKORY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-577-015 09/10/2021 05501 401 245,000 41,198
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 203,802 201,551 1.011

2295 OLD HICKORY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-577-052 09/09/2021 05501 401 246,000 43,892
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 202,108 186,887 1.081

2464 S IRISH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-400-009 09/09/2021 01104 401 177,400 50,100
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 127,300 145,564 0.875

2323 BELLE MEADE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-501-006 09/01/2021 05501 401 299,000 47,233
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 251,767 272,871 0.923

2363 BELLE MEADE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-501-010 08/30/2021 05501 401 240,000 58,381
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 181,619 168,533 1.078

10165 E ATHERTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-22-300-008 08/24/2021 01104 401 330,000 60,068
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 75 269,932 253,569 1.065

9455 E BRISTOL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-22-400-015 08/16/2021 01104 401 315,000 81,059
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 233,941 253,111 0.924

2066 OLD HICKORY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-576-016 08/12/2021 05501 401 260,000 48,674
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 211,326 206,910 1.021

3180 S IRISH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-30-200-058 08/02/2021 01104 401 235,000 33,990
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 201,010 222,246 0.904

8381 NOBLET RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-32-200-008 07/30/2021 01104 401 240,000 47,997
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 70 192,003 203,988 0.941

8392 STONEY CREEK CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-579-016 07/27/2021 05501 401 238,000 43,684
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 70 194,316 214,114 0.908

2039 BELLE MEADE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-552-018 06/09/2021 05501 401 290,000 45,263
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 70 244,737 265,182 0.923

2293 BELLE MEADE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05 501-033 05/26/2021 05501 401 250,000 48,443
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 201,557 254,615 0.792

Neighborhoods Used: 05501 - H BELLE MEADE, 01104 - H RES M&B C AVG 1960S-1980S

2273 S STATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-22-100-006 05/21/2021 01104 401 167,000 33,186
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 133,814 124,731 1.073

8405 E COURT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-08-400-011 05/21/2021 01104 401 276,500 32,970
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 243,530 248,731 0.979

2042 N VASSAR RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-300-008 05/19/2021 01104 401 195,500 31,806
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 163,694 183,811 0.891

2079 PLUM HOLLOW CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-554-048 04/30/2021 05501 401 250,000 59,542
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 190,458 183,046 1.040

8422 BELLECHASSE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-579-065 04/23/2021 05501 401 258,000 49,584
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 70 208,416 242,127 0.861

2271 S VASSAR RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-19-553-030 04/21/2021 01104 401 225,000 41,982
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 63 183,018 196,453 0.932

8429 BELLECHASSE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-579-063 04/15/2021 05501 401 240,000 43,535
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 196,465 228,270 0.861

2148 PENNY ROYAL PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-576-033 04/14/2021 05501 401 220,000 43,453
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 176,547 192,734 0.916

2390 BELLE MEADE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-501-016 04/09/2021 05501 401 235,000 41,600
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 193,400 218,758 0.884

Neighborhoods Used: 05501 - H BELLE MEADE, 01104 - H RES M&B C AVG 1960S-1980S

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930
1+ STORY	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930
2 STORY	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930
BI-LEVEL	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930
DUPLEX	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930
MULTI UNIT COND	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930
QUAD LEVEL	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930
RANCH	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930
TOWNHOUSE	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930
TRI-LEVEL	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930
TRI-LEVEL	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930	12,952,930
Total Single Family Costs by Manual : 12,952,930						
Total Mobile Home Costs by Manual : 0						
Total Town Home Costs by Manual : 0						
Total Agricultural Costs by Manual : 14,007						
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 1/2 STORY	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179
1+ STORY	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179
2 STORY	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179
BI-LEVEL	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179
DUPLEX	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179
MULTI UNIT COND	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179
QUAD LEVEL	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179
RANCH	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179
TOWNHOUSE	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179
TRI-LEVEL	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179
TRI-LEVEL	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179	12,422,179
Total Single Family Sale Residual Values : 12,422,179						
Total Mobile Home Sale Residual Values : 0						
Total Town Home Sale Residual Values : 0						
Total Agricultural Sale Residual Values : 15,045						
Total Commercial Sale Residual Values : 0						

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
61	0	6.77	8.54	1.000
After Application of E.C.F.s				
		6.71	8.49	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)
1+ STORY	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)
2 STORY	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)
BI-LEVEL	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)
DUPLEX	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)
MULTI UNIT COND	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)
QUAD LEVEL	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)
RANCH	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)
TOWNHOUSE	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)
TRI-LEVEL	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)
TRI-LEVEL	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)	0.959(61)
Single Family E.C.F. : 0.959 (61)						
Mobile Home E.C.F. : 1.000 (0)						
Town Home E.C.F. : 1.000 (0)						
Agricultural E.C.F. : 1.074 (1)						
Commercial E.C.F. : 1.000 (0)						

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :

Neighborhoods Used: 05501 - H BELLE MEADE, 01104 - H RES M&B C AVG 1960S-1980S

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 05501 - H BELLE MEADE, 01104 - H RES M&B C AVG 1960S-1980S

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: 03577 - I COBBLESTONE PARK, 16552 - I NEWCASTLE, 21528 - I VARODELL FARMS, 01105 - I RES M&B C AVG 1990 & NEWER

1446 S CUMMINGS RD
Parcel Number 05 300-017 ** Valid Sale 03/10/2023 01105 ** Class 401 AdjSalePrice 399,900 LandValue 33,685
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 79 366,215 388,049 0.944

2261 EVERETT CT
Parcel Number 05-03-577-024 ** Valid Sale 01/31/2023 03577 ** Class 401 AdjSalePrice 444,900 LandValue 50,900
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 98 394,000 380,322 1.036

1241 N GALE RD
Parcel Number 05-08-400-040 ** Valid Sale 12/30/2022 01105 ** Class 401 AdjSalePrice 430,000 LandValue 37,102
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 91 392,898 372,652 1.054

1475 NEWCASTLE DR
Parcel Number 05-16-552-005 ** Valid Sale 11/10/2022 16552 ** Class 401 AdjSalePrice 255,000 LandValue 48,758
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 206,242 214,090 0.963

2247 EVERETT CT
Parcel Number 05-03-577-023 ** Valid Sale 07/13/2022 03577 ** Class 401 AdjSalePrice 394,900 LandValue 50,900
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 98 344,000 337,551 1.019

9298 VARODELL DR
Parcel Number 05-21-528-025 ** Valid Sale 06/30/2022 21528 ** Class 401 AdjSalePrice 255,000 LandValue 48,730
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 206,270 202,518 1.019

1421 NEWCASTLE DR
Parcel Number 05 552-011 ** Valid Sale 06/21/2022 16552 ** Class 401 AdjSalePrice 250,000 LandValue 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 75 205,000 210,130 0.976

2266 EVERETT CT
Parcel Number 05-03-577-027 ** Valid Sale 06/03/2022 03577 ** Class 401 AdjSalePrice 300,000 LandValue 50,900
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 81 249,100 263,667 0.945

8338 E COURT ST
Parcel Number 05-17-200-007 ** Valid Sale 05/27/2022 01105 ** Class 401 AdjSalePrice 380,000 LandValue 93,441
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 286,559 264,914 1.082

10426 COBBLESTONE BLVD
Parcel Number 05-03-577-012 ** Valid Sale 05/17/2022 03577 ** Class 401 AdjSalePrice 406,700 LandValue 51,772
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 94 354,928 329,521 1.077

1460 NEWCASTLE DR
Parcel Number 05-16-552-015 ** Valid Sale 05/10/2022 16552 ** Class 401 AdjSalePrice 242,000 LandValue 44,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 197,700 197,793 1.000

10195 E LIPPINCOTT BLVD
Parcel Number 05-15-300-007 ** Valid Sale 05/02/2022 01105 ** Class 401 AdjSalePrice 270,000 LandValue 31,914
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 73 238,086 229,377 1.038

8031 E LIPPINCOTT BLVD
Parcel Number 05 300-005 ** Valid Sale 02/28/2022 01105 ** Class 401 AdjSalePrice 325,000 LandValue 30,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex DUPLEX 73 295,000 306,018 0.964

I
0.98

12:15 PM,

DB: Davison24

Neighborhoods Used: 03577 - I COBBLESTONE PARK, 16552 - I NEWCASTLE, 21528 - I VARODELL FARMS, 01105 - I RES
M&B C AVG 1990 & NEWER

8338 E COURT ST
Parcel Number 05-200-007 ** Valid Sale 02/07/2022 01105 ** Class 401 AdjSalePrice 345,000 LandValue 93,441
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 251,559 264,914 0.950

1440 NEWCASTLE DR
Parcel Number 05-16-552-013 ** Valid Sale 12/28/2021 16552 ** Class 401 AdjSalePrice 285,000 LandValue 47,574
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 75 237,426 263,510 0.901

4009 S. IRISH RD
Parcel Number 05-32-100-001 ** Valid Sale 12/02/2021 01105 ** Class 401 AdjSalePrice 379,000 LandValue 30,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 97 349,000 356,537 0.979

9291 VARODELL DR
Parcel Number 05-21-528-032 ** Valid Sale 11/12/2021 21528 ** Class 401 AdjSalePrice 280,125 LandValue 44,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 235,825 223,461 1.055

10501 COBBLESTONE BLVD
Parcel Number 05-03-577-032 ** Valid Sale 10/21/2021 03577 ** Class 401 AdjSalePrice 439,900 LandValue 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 96 391,600 371,186 1.055

2242 EVERETT CT
Parcel Number 05-03-577-030 ** Valid Sale 10/20/2021 03577 ** Class 401 AdjSalePrice 328,500 LandValue 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 97 280,200 295,306 0.949

1511 NEWCASTLE DR
Parcel Number 05-552-001 ** Valid Sale 10/08/2021 16552 ** Class 401 AdjSalePrice 245,900 LandValue 47,286
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 77 198,614 226,974 0.875

1502 S CUMMINGS RD
Parcel Number 05-14-300-021 ** Valid Sale 09/27/2021 01105 ** Class 401 AdjSalePrice 299,900 LandValue 38,591
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 261,309 256,673 1.018

1510 NEWCASTLE DR
Parcel Number 05-16-552-021 ** Valid Sale 09/23/2021 16552 ** Class 401 AdjSalePrice 290,000 LandValue 46,908
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 76 243,092 231,671 1.049

10144 E LIPPINCOTT BLVD
Parcel Number 05-22-100-024 ** Valid Sale 09/23/2021 01105 ** Class 401 AdjSalePrice 465,000 LandValue 72,405
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 73 392,595 346,143 1.134

2035 S IRISH RD
Parcel Number 05-20-100-025 ** Valid Sale 09/22/2021 01105 ** Class 401 AdjSalePrice 180,000 LandValue 33,948
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 146,052 200,208 0.730

9326 VARODELL DR
Parcel Number 05-21-528-028 ** Valid Sale 09/17/2021 21528 ** Class 401 AdjSalePrice 275,000 LandValue 49,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 225,500 259,958 0.867

2250 EVERETT CT
Parcel Number 05-577-029 ** Valid Sale 09/08/2021 03577 ** Class 401 AdjSalePrice 354,900 LandValue 54,029
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 96 300,871 372,740 0.807

Neighborhoods Used: 03577 - I COBBLESTONE PARK, 16552 - I NEWCASTLE, 21528 - I VARODELL FARMS, 01105 - I RES
M&B C AVG 1990 & NEWER

9264 E LIPPINCOTT BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-528-010 08/27/2021 21528 401 250,000 44,979
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 70 205,021 211,236 0.971

2029 ATLAS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-528-011 07/30/2021 21528 401 228,000 40,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 188,000 189,978 0.990

9274 E LIPPINCOTT BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-528-009 06/18/2021 21528 401 265,000 44,747
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 220,253 223,335 0.986

10431 COBBLESTONE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-03-577-018 05/07/2021 03577 401 309,900 48,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 96 261,600 297,441 0.880

Neighborhoods Used: 03577 - I COBBLESTONE PARK, 16552 - I NEWCASTLE, 21528 - I VARODELL FARMS, 01105 - I RES
M&B C AVG 1990 & NEWER

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

Table with 7 columns: Style, and six price points (91.100, 81.90, 71.80, 61.70, 51.60, 0.50). Rows include 1 1/2 STORY, 1+ STORY, 2 STORY, BI-LEVEL, DUPLEX, MULTI UNIT COND, QUAD LEVEL, RANCH, TOWNHOUSE, TRI-LEVEL.

Total Single Family Costs by Manual : 7,981,856
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 306,018
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

Table with 7 columns: Style, and six price points (91.100, 81.90, 71.80, 61.70, 51.60, 0.50). Rows include 1 1/2 STORY, 1+ STORY, 2 STORY, BI-LEVEL, DUPLEX, MULTI UNIT COND, QUAD LEVEL, RANCH, TOWNHOUSE, TRI-LEVEL.

Total Single Family Sale Residual Values : 7,829,515
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 295,000
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 30, 0, 5.73, 8.02, 1.009.

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

Table with 7 columns: Style, and six price points (91.100, 81.90, 71.80, 61.70, 51.60, 0.50). Rows include 1 1/2 STORY, 1+ STORY, 2 STORY, BI-LEVEL, DUPLEX, MULTI UNIT COND, QUAD LEVEL, RANCH, TOWNHOUSE, TRI-LEVEL.

Single Family E.C.F. : 0.981 (29)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 0.964 (1)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X

Neighborhoods Used: 03577 - I COBBLESTONE PARK, 16552 - I NEWCASTLE, 21528 - I VARODELL FARMS, 01105 - I RES M&B C AVG 1990 & NEWER

Show Invalid Data :

Show Costs and Residuals: X

U nfl. Adj. Sale Prices:

Neighborhood(s): 03577 - I COBBLESTONE PARK, 16552 - I NEWCASTLE, 21528 - I VARODELL FARMS, 01105 - I RES M&B C AVG 1990 & NEWER

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: 17576 - J LAMOS GARDENS & THOMPSON PLAT, 19502 - J SOUTH VASSAR PARK

7117 SCHOOLCRAFT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-19-503-062 03/24/2023 19502 401 130,000 33,330
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 96,670 89,378 1.082

8368 E LIPPINCOTT BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-20-528-011 03/24/2023 17576 401 271,250 40,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 70 231,250 198,455 1.165

7244 SCHOOLCRAFT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-19-505-130 02/23/2023 19502 401 293,000 55,125
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 237,875 209,677 1.134

7214 ALGER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-19-505-082 12/30/2022 19502 401 165,000 33,641
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 131,359 112,175 1.171

7193 ALGER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-19-505-078 12/13/2022 19502 401 150,000 31,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 118,500 123,969 0.956

7098 KALKASKA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-19-505-025 09/16/2022 19502 401 150,000 31,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 118,500 100,835 1.175

1528 MACKINAW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-19-506-004 09/12/2022 19502 401 170,000 34,211
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 135,789 140,935 0.963

7095 HOUGHTON DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-19-504-051 09/02/2022 19502 401 149,000 33,196
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 115,804 107,312 1.079

7222 KALKASKA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-19-505-067 07/11/2022 19502 401 170,000 33,083
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 136,917 115,956 1.181

7125 ALGER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-19-504-015 07/01/2022 19502 401 175,000 31,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 143,500 151,837 0.945

7158 KALKASKA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-19-505-017 06/10/2022 19502 401 170,000 33,709
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 136,291 117,876 1.156

2068 KENT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-19-504-062 06/09/2022 19502 401 169,000 34,349
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 134,651 129,822 1.037

7229 ALGER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-19-505-073 05/26/2022 19502 401 188,000 34,253
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 153,747 136,556 1.126

J
 0.994

12:16 PM

DB: Davison24

Neighborhoods Used: 17576 - J LAMOS GARDENS & THOMPSON PLAT, 19502 - J SOUTH VASSAR PARK

2038 MACKINAW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-19-505-071	05/03/2022 19502	401	162,000	34,107
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	65	127,893	107,800	1.186

2064 MACKINAW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-19-505-086	01/25/2022 19502	401	150,000	33,679
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	60	116,321	118,128	0.985

7065 SCHOOLCRAFT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-19-503-069	01/04/2022 19502	401	163,000	33,675
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	70	129,325	142,205	0.909

7111 ALLEGAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-19-503-031	12/17/2021 19502	401	149,900	34,821
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	65	115,079	101,192	1.137

8281 E LIPPINCOTT BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-17-576-017	12/13/2021 17576	401	144,900	50,038
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	65	94,862	91,566	1.036

7080 ALLEGAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-19-503-044	11/01/2021 19502	401	139,000	34,589
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	60	104,411	132,694	0.787

8324 LAPEER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-17-576-006	09/28/2021 17576	401	160,000	50,223
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	60	109,777	137,969	0.796

7124 ALLEGAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-19-503-050	09/10/2021 19502	401	175,000	36,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	60	138,500	180,617	0.767

8368 E LIPPINCOTT BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-20-528-011	09/03/2021 17576	401	220,000	40,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	65	180,000	181,154	0.994

2122 KENT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-19-503-054	08/20/2021 19502	401	157,000	33,783
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	60	123,217	174,208	0.707

2140 MACKINAW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-19-505-117	07/16/2021 19502	401	165,000	39,375
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	65	125,625	174,098	0.722

7108 ALGER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-19-504-072	05/28/2021 19502	401	125,000	37,308
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	60	87,692	119,300	0.735

7037 SCHOOLCRAFT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-503-072	05/25/2021 19502	401	142,900	33,237
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	65	109,663	111,422	0.984

Neighborhoods Used: 17576 - J LAMOS GARDENS & THOMPSON PLAT, 19502 - J SOUTH VASSAR PARK

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 17576 - J LAMOS GARDENS & THOMPSON PLAT, 19502 - J SOUTH VASSAR PARK

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: CON - CON ATTACHED CONDOS 2007 & NEWER

1046 ARDYTHE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-15-626-025	02/22/2023 CON	401	259,400	31,000
Or ncy	Style	%Good	ResidualValue	CostByManual
T home	RANCH	98	228,400	225,876
				E.C.F.
				1.011

1044 ARDYTHE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-15-626-024	02/22/2023 CON	401	259,400	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	98	228,400	228,866
				E.C.F.
				0.998

11126 BRAHMS LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-651-152	05/05/2022 CON	401	221,900	28,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	97	193,000	243,036
				E.C.F.
				0.794

11122 BRAHMS LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-651-153	04/05/2022 CON	401	219,900	28,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	97	191,000	243,036
				E.C.F.
				0.786

1665 MOZART AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-651-159	11/04/2021 CON	401	205,000	28,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	94	176,100	221,266
				E.C.F.
				0.796

2376 WATERFORD WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-06-626-002	09/16/2021 CON	401	240,000	28,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TOWNHOUSE	95	211,100	241,098
				E.C.F.
				0.876

2380 WATERFORD WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-06-626-003	04/30/2021 CON	401	232,700	28,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TOWNHOUSE	95	203,800	246,012
				E.C.F.
				0.828

CON
0.87

Neighborhoods Used: CON - CON ATTACHED CONDOS 2007 & NEWER

<<<<<<<<<<<		Single Family Computed Costs by Manual				>>>>>>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0	0	0	0	0	0	
1 JRY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
DUPLEX	0	0	0	0	0	0	
MULTI UNIT COND	0	0	0	0	0	0	
QUAD LEVEL	0	0	0	0	0	0	
RANCH	0	0	0	0	0	0	
TOWNHOUSE	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	

Total Single Family Costs by Manual : 0
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 1,649,188
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<<		Single Family Sale Residual Values				>>>>>>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 1/2 STORY	0	0	0	0	0	0	
1+ STORY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
DUPLEX	0	0	0	0	0	0	
MULTI UNIT COND	0	0	0	0	0	0	
QUAD LEVEL	0	0	0	0	0	0	
RANCH	0	0	0	0	0	0	
TOWNHOUSE	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	

Total Single Family Sale Residual Values : 0
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 1,431,800
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>	
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential		
7	0	6.84	9.29	1.007		
After Application of E.C.F.s		6.81	9.19	1.007		

<<<<<<		Economic Condition Factor Estimates (# of data points)				>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1+ 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)	
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
MULTI UNIT COND	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)	
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
TOWNHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	

Single Family E.C.F. : 1.000 (0)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 0.868 (7)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<		Settings for this Analysis		>>>>>>>>>>>	
Starting Date:	04/01/2021				
Ending Date:	03/31/2023				
Terms Selected:	2				
Analyze by Style:					
Analyze by %Good:					
Show Valid Data :	X				
Show Invalid Data :					

Neighborhoods Used: CON - CON ATTACHED CONDOS 2007 & NEWER

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): CON - CON ATTACHED CONDOS 2007 & NEWER

Max # of Res. Buildings: 10

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

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

Max # of Ag. Buildings: 30

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

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

Max # of C/I Buildings: 30

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

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

Neighborhoods Used: CON2 - CON2 MULTI-UNIT CONDO BUILDINGS

1521 WESTBURY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-087 03/01/2023 CON2 401 120,000 11,313
Or ancy Style %Good ResidualValue CostByManual E.C.F.
T Home TOWNHOUSE 65 108,687 92,929 1.170

1499 WESTBURY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-009 12/19/2022 CON2 401 124,900 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 75 114,700 117,589 0.975

1501 WEXFORD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-067 12/16/2022 CON2 401 133,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 65 122,800 100,524 1.222

1479 HUNTERS RIDGE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-07-626-123 12/09/2022 CON2 401 82,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 71,800 73,768 0.973

1495 WESTBURY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-007 11/04/2022 CON2 401 124,900 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 65 114,700 100,544 1.141

1446 HUNTERS RIDGE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-07-626-076 10/12/2022 CON2 401 93,500 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 83,300 60,501 1.377

1439 WESTBURY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-054 09/23/2022 CON2 401 117,500 10,200
Or ancy Style %Good ResidualValue CostByManual E.C.F.
Tc Home TOWNHOUSE 65 107,300 105,492 1.017

9403 PARKWOOD N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-627-061 09/16/2022 CON2 401 115,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 104,800 88,573 1.183

1421 WEXFORD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-012 09/15/2022 CON2 401 124,900 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 65 114,700 107,935 1.063

9437 PARKWOOD N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-627-020 09/09/2022 CON2 401 111,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 100,800 83,325 1.210

9447 PARKWOOD N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-627-013 08/19/2022 CON2 401 110,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 70 99,800 69,968 1.426

1445 STEEPLE CHASE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-07-626-056 08/15/2022 CON2 401 86,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 75,800 60,501 1.253

1410 HOBNAIL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-025 08/12/2022 CON2 401 95,000 10,200
Or ancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 84,800 71,611 1.184

CON2
1.046

Neighborhoods Used: CON2 - CON2 MULTI-UNIT CONDO BUILDINGS

1437 WESTBURY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-055 08/02/2022 CON2 401 117,500 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 65 107,300 103,294 1.039

1516 WESTBURY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-079 08/01/2022 CON2 401 120,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 65 109,800 114,365 0.960

1390 HOBNAIL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-07-626-033 07/11/2022 CON2 401 93,000 11,168
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 70 81,832 77,119 1.061

1468 HUNTERS RIDGE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-07-626-066 07/11/2022 CON2 401 94,900 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 70 84,700 79,442 1.066

1440 HUNTERS RIDGE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-07-626-078 07/11/2022 CON2 401 108,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 70 97,800 79,442 1.231

9453 PARKWOOD N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-627-016 05/24/2022 CON2 401 110,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 99,800 100,458 0.993

9396 PARKWOOD N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-627-036 05/18/2022 CON2 401 133,000 11,053
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 121,947 93,927 1.298

1434 HOBNAIL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-07-626-019 05/13/2022 CON2 401 90,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 79,800 73,768 1.082

9411 PARKWOOD N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-627-070 05/06/2022 CON2 401 98,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 87,800 68,742 1.277

1455 WESTBURY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-061 03/21/2022 CON2 401 120,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 65 109,800 115,968 0.947

1503 WEXFORD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-068 02/24/2022 CON2 401 113,500 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 65 103,300 110,557 0.934

9396 PARKWOOD N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-627-036 01/26/2022 CON2 401 105,000 11,053
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 93,947 93,927 1.000

1423 WEXFORD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-013 01/13/2022 CON2 401 110,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 65 99,800 102,990 0.969

12:27 PM

DB: Davison24

Neighborhoods Used: CON2 - CON2 MULTI-UNIT CONDO BUILDINGS

1394 HOBNAIL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-07-626-035 12/17/2021 CON2 401 75,000 11,378
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 70 63,622 79,442 0.801

1520 WESTBURY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-077 11/16/2021 CON2 401 110,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 65 99,800 100,015 0.998

1403 WEXFORD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-043 11/02/2021 CON2 401 112,500 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 65 102,300 100,191 1.021

9430 PARKWOOD N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-627-049 11/01/2021 CON2 401 80,000 11,085
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 68,915 91,831 0.750

9405 PARKWOOD N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-627-059 10/28/2021 CON2 401 110,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 65 99,800 93,843 1.063

1406 HOBNAIL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-07-626-032 10/27/2021 CON2 401 95,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 70 84,800 65,155 1.302

9465 PARKWOOD N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-627-009 10/08/2021 CON2 401 101,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 70 90,800 89,424 1.015

7502 HAMPTON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-07-626-003 09/30/2021 CON2 401 79,900 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 70 69,700 77,006 0.905

1481 HUNTERS RIDGE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-07-626-124 09/03/2021 CON2 401 82,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 70 71,800 65,155 1.102

1512 WESTBURY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-081 09/01/2021 CON2 401 106,000 11,520
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 65 94,480 96,846 0.976

1391 HOBNAIL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-07-626-037 08/26/2021 CON2 401 84,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 70 73,800 77,119 0.957

9431 PARKWOOD N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-627-018 08/04/2021 CON2 401 100,100 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home MULTI UNIT COND 75 89,900 87,239 1.031

1474 WESTBURY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-027 07/30/2021 CON2 401 110,000 10,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 65 99,800 107,396 0.929

12:27 PM

DB: Davison24

Neighborhoods Used: CON2 - CON2 MULTI-UNIT CONDO BUILDINGS

1417 WESTBURY DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-17-676-050	07/29/2021 CON2	401	110,000	11,473		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	TOWNHOUSE	65	98,527	110,384	0.893	
1431 WESTBURY DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-17-676-058	06/30/2021 CON2	401	110,000	10,200		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	TOWNHOUSE	65	99,800	103,519	0.964	
9475 PARKWOOD N						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-16-627-002	06/30/2021 CON2	401	112,000	11,692		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	MULTI UNIT COND	70	100,308	96,689	1.037	
1015 S DAYTON ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-16-627-079	06/18/2021 CON2	401	105,000	10,200		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	MULTI UNIT COND	65	94,800	91,863	1.032	
1412 WESTBURY DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-17-676-040	05/28/2021 CON2	401	106,000	10,200		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	TOWNHOUSE	65	95,800	114,434	0.837	
9451 PARKWOOD N						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-16-627-017	04/30/2021 CON2	401	90,000	10,200		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	MULTI UNIT COND	70	79,800	74,029	1.078	
1005 S DAYTON ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-16-627-084	04/08/2021 CON2	401	107,000	11,638		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	MULTI UNIT COND	65	95,362	96,405	0.989	

Neighborhoods Used: CON2 - CON2 MULTI-UNIT CONDO BUILDINGS

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): CON2 - CON2 MULTI-UNIT CONDO BUILDINGS

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: CON3 - CON3 ATTACHED CONDOS 1990S-EARLY 2000S

2080 W RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-15-677-020	03/31/2023 CON3	401	235,000	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	77	204,000	181,144
				E.C.F. 1.126

1030 S DAYTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-16-626-001	03/14/2023 CON3	401	200,000	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	77	169,000	189,616
				E.C.F. 0.891

1159 LEMPI DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-16-628-071	02/16/2023 CON3	401	235,000	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	77	204,000	181,063
				E.C.F. 1.127

1013 FOXGLOVE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-15-626-075	01/07/2023 CON3	401	195,000	32,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	88	162,400	199,246
				E.C.F. 0.815

9445 LINDA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-16-626-005	01/05/2023 CON3	401	202,000	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	77	171,000	172,567
				E.C.F. 0.991

9285 MONICA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-16-628-047	12/09/2022 CON3	401	216,000	32,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	77	183,400	208,871
				E.C.F. 0.878

1147 LEMPI DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-16-628-067	11/17/2022 CON3	401	185,000	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	76	154,000	161,361
				E.C.F. 0.954

1224 LEMPI DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-16-628-122	11/07/2022 CON3	401	209,900	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	75	178,900	188,411
				E.C.F. 0.950

1131 JENNA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-16-628-175	11/04/2022 CON3	401	205,000	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	77	174,000	203,218
				E.C.F. 0.856

2063 W RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-05-677-002	09/19/2022 CON3	401	189,900	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	77	158,900	141,333
				E.C.F. 1.124

9002 SPRING BROOK CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-05-677-049	09/12/2022 CON3	401	176,900	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	78	145,900	149,271
				E.C.F. 0.977

1224 LEMPI DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-16-628-122	08/26/2022 CON3	401	199,900	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	75	168,900	188,411
				E.C.F. 0.896

1037 TONI DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-16-626-013	08/19/2022 CON3	401	200,000	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TOWNHOUSE	77	169,000	160,583
				E.C.F. 1.052

CON3
0.92

Neighborhoods Used: CON3 - CON3 ATTACHED CONDOS 1990S-EARLY 2000S

1097 LAURIE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-133 07/19/2022 CON3 401 239,900 36,476
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 203,424 211,793 0.960

9339 MONICA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-013 06/30/2022 CON3 401 250,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 219,000 216,066 1.014

9290 EMILY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-030 06/27/2022 CON3 401 195,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 164,000 162,936 1.007

1087 LINDA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-103 06/14/2022 CON3 401 205,900 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 174,900 178,693 0.979

1034 S DAYTON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-052 06/03/2022 CON3 401 170,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 139,000 179,160 0.776

1083 LINDA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-105 06/01/2022 CON3 401 208,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 75 177,000 160,246 1.105

9099 EMILY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-190 05/27/2022 CON3 401 210,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 179,000 173,346 1.033

9440 LINDA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-006 05/10/2022 CON3 401 196,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 165,000 160,534 1.028

2089 W RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-677-012 04/22/2022 CON3 401 190,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 159,000 142,927 1.112

9168 EMILY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-149 04/07/2022 CON3 401 192,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 77 161,000 180,527 0.892

9230 EMILY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-065 04/01/2022 CON3 401 175,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 73 144,000 187,714 0.767

9098 EMILY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-154 02/28/2022 CON3 401 212,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 181,000 187,946 0.963

9450 LINDA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-125 02/16/2022 CON3 401 200,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 70 169,000 196,359 0.861

Neighborhoods Used: CON3 - CON3 ATTACHED CONDOS 1990S-EARLY 2000S

9372 RAYNA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-156 12/29/2021 CON3 401 190,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 75 159,000 182,866 0.869

1177 LEMPI DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-074 12/22/2021 CON3 401 194,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 163,000 164,807 0.989

1220 LEMPI DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-120 12/20/2021 CON3 401 165,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 134,000 151,332 0.885

9279 MONICA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-048 11/24/2021 CON3 401 220,000 32,600
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 187,400 203,266 0.922

9373 JAMIE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-034 11/16/2021 CON3 401 160,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 129,000 152,594 0.845

9203 EMILY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-126 11/15/2021 CON3 401 219,900 35,585
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 184,315 198,154 0.930

1205 LEMPI DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-093 11/05/2021 CON3 401 180,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 149,000 153,648 0.970

1096 LINDA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-117 10/08/2021 CON3 401 184,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 70 153,000 190,558 0.803

9359 JAMIE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-045 10/08/2021 CON3 401 171,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 73 140,000 152,143 0.920

1137 JENNA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-173 10/05/2021 CON3 401 189,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 158,000 202,020 0.782

1063 JULIE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-067 09/24/2021 CON3 401 195,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 164,000 189,466 0.866

1069 RAYNA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-106 09/13/2021 CON3 401 200,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 75 169,000 187,100 0.903

9432 RAYNA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-093 09/10/2021 CON3 401 190,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 159,000 184,470 0.862

Neighborhoods Used: CON3 - CON3 ATTACHED CONDOS 1990S-EARLY 2000S

1191 LEMPI DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-077 09/10/2021 CON3 401 190,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 159,000 163,610 0.972

1023 FOXGLOVE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-15-626-071 09/07/2021 CON3 401 195,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 83 164,000 188,378 0.871

1104 JENNA LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-229 08/04/2021 CON3 401 205,000 34,730
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 170,270 207,031 0.822

9375 RAYNA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-147 07/23/2021 CON3 401 185,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 154,000 177,024 0.870

9466 PARKWOOD BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-112 07/23/2021 CON3 401 176,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 75 145,000 148,103 0.979

9434 LINDA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-009 07/21/2021 CON3 401 175,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 144,000 163,772 0.879

9464 PARKWOOD BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-626-113 07/20/2021 CON3 401 195,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 164,000 159,909 1.026

9339 MONICA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-013 06/30/2021 CON3 401 219,900 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 188,900 216,066 0.874

9103 EMILY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-191 06/25/2021 CON3 401 202,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 171,000 189,776 0.901

9259 MONICA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-628-082 06/23/2021 CON3 401 221,000 35,728
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 185,272 212,217 0.873

9092 SPRING BROOK CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-677-032 06/04/2021 CON3 401 206,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 175,000 198,280 0.883

2095 W RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-677-014 06/01/2021 CON3 401 180,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 149,000 149,087 0.999

8486 OAK CLIFF BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-677-045 05/21/2021 CON3 401 165,000 31,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TOWNHOUSE 77 134,000 149,663 0.895

Neighborhoods Used: CON3 - CON3 ATTACHED CONDOS 1990S-EARLY 2000S

9374 RAYNA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-16-626-155	05/11/2021 CON3	401	180,000	31,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE	77	149,000	189,332	0.787

1037 CARLA BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-16-626-051	05/10/2021 CON3	401	164,900	31,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE	70	133,900	174,938	0.765

1015 BLUEBELL LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-15-626-045	05/07/2021 CON3	401	215,000	31,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE	80	184,000	225,616	0.816

9100 SPRING BROOK CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-05-677-029	04/15/2021 CON3	401	189,900	31,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE	77	158,900	173,592	0.915

1072 JULIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-16-626-071	04/01/2021 CON3	401	168,000	31,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE	77	137,000	152,299	0.900

Neighborhoods Used: CON3 - CON3 ATTACHED CONDOS 1990S-EARLY 2000S

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

Table with columns for Style and Cost values (91.100, 81.90, 71.80, 61.70, 51.60, 0.50) for various building styles like 1 STORY, 2 STORY, etc.

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 10,214,457
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

Table with columns for Style and Residual Value values for various building styles like 1 1/2 STORY, 1+ STORY, etc.

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 9,393,681
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

Table with columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 57, 0, 6.66, 8.44, 1.003.

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

Table with columns for Style and Economic Condition Factor estimates (1.000 (0)) for various building styles like 1 1/2 STORY, 1+ STORY, etc.

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 0.920 (57)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :

Neighborhoods Used: CON3 - CON3 ATTACHED CONDOS 1990S-EARLY 2000S

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): CON3 - CON3 ATTACHED CONDOS 1990S-EARLY 2000S

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: CONGC - CONGC MULTI-UNIT CONDO GOLF COURSE

9344 GOLFCREST CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-627-009 11/18/2022 CONGC 401 300,000 42,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 77 257,500 305,283 0.843

9347 VARODELL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-626-004 10/05/2022 CONGC 401 260,000 44,314
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 74 215,686 265,414 0.813

2434 CROSSINGS CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-652-048 09/06/2022 CONGC 401 330,000 31,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 79 299,000 348,571 0.858

2399 CROSSINGS CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-652-013 08/17/2022 CONGC 401 300,000 31,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 88 269,000 367,875 0.731

2764 PALMER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-628-005 07/25/2022 CONGC 401 340,000 42,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 81 297,500 384,249 0.774

*CONGC
0.77*

9335 GOLFCREST CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-627-010 06/30/2022 CONGC 401 302,500 42,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 77 260,000 297,003 0.875

2415 CROSSINGS CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-652-010 03/18/2022 CONGC 401 218,000 31,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 79 187,000 254,725 0.734

2759 PALMER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-628-021 02/28/2022 CONGC 401 260,000 42,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 83 217,500 324,762 0.670

2566 PALMER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-628-008 02/04/2022 CONGC 401 314,000 44,028
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 80 269,972 342,529 0.788

2387 CROSSINGS CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-652-015 02/04/2022 CONGC 401 272,000 31,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 88 241,000 325,445 0.741

2429 CROSSINGS CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-652-007 10/15/2021 CONGC 401 210,000 31,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 77 179,000 255,391 0.701

9352 GOLFCREST CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-627-005 10/13/2021 CONGC 401 249,075 45,755
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 77 203,320 278,801 0.729

2759 PALMER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-528-021 09/02/2021 CONGC 401 258,000 42,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TOWNHOUSE 83 215,500 324,762 0.664

12:31 PM

DB: Davison24

Neighborhoods Used: CONGC - CONGC MULTI-UNIT CONDO GOLF COURSE

2038 GOLFCREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-21-627-025	08/16/2021 CONGC	401	290,000	42,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE	75	247,500	326,042	0.759

2430 CROSSINGS CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-21-652-047	08/06/2021 CONGC	401	280,000	31,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE	77	249,000	335,243	0.743

9395 VARODELL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-21-626-016	07/12/2021 CONGC	401	295,000	44,314	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE	75	250,686	261,384	0.959

9247 COPPER RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-21-652-002	06/25/2021 CONGC	401	236,700	31,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE	77	205,700	284,428	0.723

2038 GOLFCREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-21-627-025	05/24/2021 CONGC	401	257,000	42,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE	75	214,500	326,042	0.658

2434 CROSSINGS CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-21-652-048	05/10/2021 CONGC	401	325,000	31,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE	79	294,000	348,571	0.843

2425 CROSSINGS CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-652-008	04/23/2021 CONGC	401	270,000	31,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE	77	239,000	329,497	0.725

Neighborhoods Used: CONGC - CONGC MULTI-UNIT CONDO GOLF COURSE

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

* style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ JRY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MULTI UNIT COND	0	0	0	0	0	0
QUAD LEVEL	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TOWNHOUSE	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 6,286,019
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MULTI UNIT COND	0	0	0	0	0	0
QUAD LEVEL	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TOWNHOUSE	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 4,812,364
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
20	0	6.40	8.68	1.006
After Application of E.C.F.s		6.31	8.44	1.006

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ 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)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI UNIT COND	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)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TOWNHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 0.766 (20)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :

Neighborhoods Used: CONGC - CONGC MULTI-UNIT CONDO GOLF COURSE

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): CONGC - CONGC MULTI-UNIT CONDO GOLF COURSE

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: CONS1 - CONS1 SITE CONDO AVERAGE

11026 LEGACY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-11-651-012	03/15/2023	CONS1	249,000	43,734
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	83	205,266	215,460	0.953
Single Family	RANCH			

9099 COPPER RIDGE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-21-651-074	12/21/2022	CONS1	264,990	50,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	98	214,990	280,476	0.767
Single Family	RANCH			

1178 CIMMARON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-11-651-061	12/16/2022	CONS1	230,000	43,987
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	91	186,013	197,641	0.941
Single Family	RANCH			

8995 CHAMPIONSHIP DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-21-651-006	12/16/2022	CONS1	269,990	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	98	229,690	277,733	0.827
Single Family	2 STORY			

8460 DEER FIELD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-05-676-020	11/18/2022	CONS1	279,900	45,470
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	79	234,430	245,909	0.953
Single Family	2 STORY			

9182 NICOLE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-16-628-112	11/10/2022	CONS1	253,000	41,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	75	211,300	259,310	0.815
Single Family	RANCH			

1198 CIMMARON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-651-068	09/02/2022	CONS1	252,500	42,275
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	90	210,225	198,462	1.059
Single Family	BI-LEVEL			

10023 FOX RUN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-03-601-001	08/26/2022	CONS1	249,990	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	98	209,690	276,617	0.758
Single Family	2 STORY			

10220 PRIMROSE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-15-626-028	07/15/2022	CONS1	235,000	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	79	194,700	212,772	0.915
Single Family	RANCH			

11088 LEGACY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-11-651-001	05/03/2022	CONS1	237,500	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	86	197,200	187,062	1.054
Single Family	RANCH			

11018 LEGACY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-11-651-013	04/12/2022	CONS1	229,400	42,464
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	88	186,936	194,505	0.961
Single Family	RANCH			

8449 OMAR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-05-676-017	02/17/2022	CONS1	210,000	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	76	169,700	198,591	0.855
Single Family	2 STORY			

10056 FOX RUN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-601-011	10/29/2021	CONS1	236,490	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	97	196,190	279,398	0.702
Single Family	2 STORY			

*CONS1
0.84*

Neighborhoods Used: CONS1 - CONS1 SITE CONDO AVERAGE

7339 ROSCOMMON LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-06-626-019	09/23/2021	CONS1 401	230,000	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	83	189,700	261,798	0.725
Style	RANCH			

1029 BLUEBELL LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-15-626-041	09/13/2021	CONS1 401	266,000	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	225,700	244,977	0.921
Style	RANCH			

10082 FOX RUN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-03-601-009	08/27/2021	CONS1 401	238,490	41,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	196,790	279,432	0.704
Style	2 STORY			

10068 FOX RUN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-03-601-010	08/27/2021	CONS1 401	235,990	41,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	194,290	280,544	0.693
Style	2 STORY			

1009 BLUEBELL LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-15-626-047	07/14/2021	CONS1 401	250,000	41,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	208,300	215,151	0.968
Style	RANCH			

1020 FOXGLOVE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-15-626-086	06/25/2021	CONS1 401	240,000	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	94	199,700	277,684	0.719
Style	RANCH			

1187 CHESTNUT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05 651-070	06/11/2021	CONS1 401	235,000	41,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	93	193,300	203,077	0.952
Style	RANCH			

8507 DEVIN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-05-676-079	05/07/2021	CONS1 401	263,500	45,274
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	89	218,226	296,670	0.736
Style	RANCH			

Neighborhoods Used: CONS1 - CONS1 SITE CONDO AVERAGE

Single Family Computed Costs by Manual

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267
1+ JRY	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267
2 STORY	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267
BI-LEVEL	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267
DUPLEX	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267
MULTI UNIT COND	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267
QUAD LEVEL	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267
RANCH	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267
TOWNHOUSE	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267
TRI-LEVEL	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267
TRI-LEVEL	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267	5,083,267

Total Single Family Costs by Manual : 5,083,267
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336
1+ STORY	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336
2 STORY	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336
BI-LEVEL	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336
DUPLEX	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336
MULTI UNIT COND	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336
QUAD LEVEL	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336
RANCH	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336
TOWNHOUSE	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336
TRI-LEVEL	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336
TRI-LEVEL	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336	4,272,336

Total Single Family Sale Residual Values : 4,272,336
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
21	0	10.83	11.91	1.001
After Application of E.C.F.s		10.48	11.54	1.001

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)
1+ STORY	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)
2 STORY	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)
BI-LEVEL	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)
DUPLEX	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)
MULTI UNIT COND	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)
QUAD LEVEL	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)
RANCH	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)
TOWNHOUSE	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)
TRI-LEVEL	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)
TRI-LEVEL	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)	0.840 (21)

Single Family E.C.F. : 0.840 (21)
 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: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :

Neighborhoods Used: CONS1 - CONS1 SITE CONDO AVERAGE

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): CONS1 - CONS1 SITE CONDO AVERAGE

Max # of Res. Buildings: 10

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

Max # of Ag. Buildings: 30

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

Max # of C/I Buildings: 30

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

Neighborhoods Used: CONS2 - CONS2 SITE CONDO ABOVE AVERAGE

2032 MOZART AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-651-025	03/20/2023 CONS2	401	303,000	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	262,700	228,404
				1.150

8500 DEVIN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-05-676-072	03/03/2023 CONS2	401	330,000	41,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	288,300	417,436
				0.691

9298 MEADOWVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-16-676-011	03/01/2023 CONS2	401	302,500	42,675
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	90	259,825	314,231
				0.827

2096 MOZART AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-651-121	02/23/2023 CONS2	401	292,000	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	97	251,700	259,036
				0.972

9225 COPPER RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-21-651-060	02/03/2023 CONS2	401	272,000	50,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	98	222,000	299,872
				0.740

2308 CHAMPIONSHIP CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-21-651-021	01/31/2023 CONS2	401	425,000	63,570
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	78	361,430	483,521
				0.747

8579 DEVIN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-676-087	01/06/2023 CONS2	401	305,000	41,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	80	263,300	323,974
				0.813

8470 E COURT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-17-626-001	01/05/2023 CONS2	401	256,500	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75	216,200	226,010
				0.957

8971 CHAMPIONSHIP DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-21-651-010	12/30/2022 CONS2	401	285,990	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	98	245,690	300,794
				0.817

9069 COPPER RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-21-651-079	12/21/2022 CONS2	401	287,990	50,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	98	237,990	306,412
				0.777

9054 COPPER RIDGE CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-21-651-032	12/13/2022 CONS2	401	283,990	50,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	233,990	306,412
				0.764

11164 BEETHOVEN BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-651-012	11/30/2022 CONS2	401	360,000	49,137
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	94	310,863	402,169
				0.773

9265 MEADOWVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-676-026	11/30/2022 CONS2	401	325,000	48,366
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	94	276,634	319,717
				0.865

CON S2
0.83

Neighborhoods Used: CONS2 - CONS2 SITE CONDO ABOVE AVERAGE

9034 COPPER RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-651-029 11/23/2022 CONS2 401 287,990 50,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 97 237,990 278,764 0.854

9111 COPPER RIDGE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-651-072 11/22/2022 CONS2 401 293,490 50,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 98 243,490 300,794 0.809

2027 STILLWATER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-676-003 11/01/2022 CONS2 401 325,000 40,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 98 284,700 273,497 1.041

2033 STILLWATER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-676-004 10/11/2022 CONS2 401 339,900 40,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 98 299,600 296,973 1.009

1025 CRYSTAL WOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-626-013 09/30/2022 CONS2 401 324,900 44,330
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 77 280,570 371,762 0.755

1458 PONDVIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-676-028 09/22/2022 CONS2 401 273,000 41,290
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 93 231,710 255,219 0.908

1035 CRYSTAL WOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-626-014 09/16/2022 CONS2 401 336,000 44,330
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 77 291,670 355,604 0.820

9339 MEADOWVIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-676-061 09/12/2022 CONS2 401 270,000 42,101
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 77 227,899 255,226 0.893

11118 BRAHMS LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-02-651-154 08/16/2022 CONS2 401 275,000 40,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 97 234,700 270,467 0.868

8350 E COURT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-626-011 08/01/2022 CONS2 401 380,500 59,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 321,485 331,005 0.971

1476 PONDVIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-676-027 07/22/2022 CONS2 401 241,000 43,091
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 93 197,909 224,662 0.881

9040 COPPER RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-651-030 07/21/2022 CONS2 401 380,000 50,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 330,000 441,200 0.748

8488 DEVIN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-17-676-074 06/30/2022 CONS2 401 324,000 46,462
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 277,538 342,822 0.810

12:32 PM

DB: Davison24

Neighborhoods Used: CONS2 - CONS2 SITE CONDO ABOVE AVERAGE

8574 DEVIN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-05-676-091 06/23/2022 CONS2 401 375,000 65,670
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 81 309,330 391,147 0.791

11114 BRAHMS LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-02-651-155 06/10/2022 CONS2 401 254,412 40,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 97 214,112 271,219 0.789

2063 STILLWATER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-06-676-009 06/06/2022 CONS2 401 294,900 41,882
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 92 253,018 301,367 0.840

9123 COPPER RIDGE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-651-070 05/27/2022 CONS2 401 429,900 50,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 379,900 510,613 0.744

2096 MOZART AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-02-651-121 04/27/2022 CONS2 401 271,575 40,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 97 231,275 259,036 0.893

2039 STILLWATER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-06-676-005 04/21/2022 CONS2 401 299,900 41,525
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 93 258,375 269,973 0.957

7286 RIVER ROCK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-06-676-044 03/15/2022 CONS2 401 334,900 40,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 97 294,600 278,327 1.058

9224 COPPER RIDGE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-21-651-059 02/28/2022 CONS2 401 390,000 50,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ STORY 81 340,000 457,914 0.742

9350 MEADOWVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-16-676-006 12/16/2021 CONS2 401 285,000 49,737
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 77 235,263 359,577 0.654

9360 MEADOWVIEW PASS
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-16-676-053 12/10/2021 CONS2 401 281,400 60,662
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ STORY 77 220,738 306,624 0.720

1449 PONDVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-16-676-038 12/06/2021 CONS2 401 305,000 40,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 93 264,700 279,677 0.946

9315 MEADOWVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-16-676-042 12/03/2021 CONS2 401 240,000 40,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 93 199,700 229,874 0.869

1470 SURREY LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-06-676-012 11/23/2021 CONS2 401 285,000 42,225
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 242,775 285,773 0.850

Neighborhoods Used: CONS2 - CONS2 SITE CONDO ABOVE AVERAGE

2229 HORSESHOE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-05-676-070 11/19/2021 CONS2 401 349,900 40,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 309,600 355,264 0.871

9291 MEADOWVIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-676-040 10/28/2021 CONS2 401 295,000 40,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 97 254,700 283,401 0.899

1449 SILVER POND
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-676-080 10/21/2021 CONS2 401 269,900 47,213
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 222,687 221,781 1.004

9063 COPPER RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-651-080 09/21/2021 CONS2 401 329,500 50,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 279,500 363,780 0.768

10280 E 3RD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-10-626-021 09/08/2021 CONS2 401 278,444 42,622
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 235,822 278,233 0.848

2065 MOZART AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-02-651-108 09/01/2021 CONS2 401 323,000 40,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 96 282,700 346,190 0.817

2056 MOZART AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-02-651-116 08/20/2021 CONS2 401 285,000 43,661
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 83 241,339 250,012 0.965

9359 ORCHARD VALLEY LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-33-626-004 08/20/2021 CONS2 401 605,000 52,125
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 89 525,617 696,515 0.755
Agricultural Buildings: ResidualValue CostByManual E.C.F.
27258 36121 0.755

7300 RIVER ROCK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-06-676-042 08/13/2021 CONS2 401 324,900 40,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 97 284,600 279,831 1.017

10275 COACHMAN CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-10-626-022 07/16/2021 CONS2 401 270,000 43,340
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 226,660 341,621 0.663

9363 MEADOWVIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-16-676-063 06/03/2021 CONS2 401 270,000 40,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 77 229,700 228,642 1.005

9209 COPPER RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-651-062 05/13/2021 CONS2 401 415,000 64,028
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 90 350,972 506,433 0.693

917 COPPER RIDGE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-21-651-073 04/29/2021 CONS2 401 390,000 95,116
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 94 294,884 472,091 0.625

Neighborhoods Used: CONS2 - CONS2 SITE CONDO ABOVE AVERAGE

Style	91.100	81.90	71.80	61.70	51.60	0.50
* Style *						
1 STORY	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895
1+ JRY	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895
2 STORY	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895
BI-LEVEL	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895
DUPLEX	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895
MULTI UNIT COND	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895
QUAD LEVEL	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895
RANCH	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895
TOWNHOUSE	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895
TRI-LEVEL	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895	17,010,895

Total Single Family Costs by Manual : 17,010,895
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 36,121
 Total Commercial Costs by Manual : 0

Style	91.100	81.90	71.80	61.70	51.60	0.50
* Style *						
1 1/2 STORY	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450
1+ STORY	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450
2 STORY	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450
BI-LEVEL	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450
DUPLEX	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450
MULTI UNIT COND	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450
QUAD LEVEL	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450
RANCH	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450
TOWNHOUSE	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450
TRI-LEVEL	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450	14,072,450

Total Single Family Sale Residual Values : 14,072,450
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 27,258
 Total Commercial Sale Residual Values : 0

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
52	2	9.18	11.32	0.993
After Application of E.C.F.s		9.01	11.16	0.994

Style	91.100	81.90	71.80	61.70	51.60	0.50
* Style *						
1 1/2 STORY	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)
1+ STORY	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)
2 STORY	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)
BI-LEVEL	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)
DUPLEX	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)
MULTI UNIT COND	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)
QUAD LEVEL	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)
RANCH	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)
TOWNHOUSE	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)
TRI-LEVEL	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)	0.827(52)

Single Family E.C.F. : 0.827 (52)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.755 (1)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :

Neighborhoods Used: CONS2 - CONS2 SITE CONDO ABOVE AVERAGE

Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): CONS2 - CONS2 SITE CONDO ABOVE AVERAGE

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00