2024 RESIDENTIAL

ECF STUDIES

NGH #1

- FINAL -

497 FOX DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00964-000		11/02/2022 00001	401	245,000	30,881
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	214,119	258,071	0.830

H

477 GRACE DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00993-000		08/26/2022 00001	401	235,000	39,887
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	195,113	241,485	0.808

H

480 GRACE DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00995-000		07/08/2022 00001	401	253,000	25,196
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	227,804	229,683	0.992

L

1620 S CUSTER RD

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00956-000		05/26/2022 00001	401	177,000	24,259
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	152,741	154,953	0.986

L

Neighborhoods Used: 00001.#01 N OF M 50

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	884,191	884,191	884,191	884,191	884,191	884,191
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 884,191
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+-S	0	0	0	0	0	0
1-S	789,777	789,777	789,777	789,777	789,777	789,777
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 789,777
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	7.56	10.93	0.996
After Application of E.C.F.s		7.62	10.86	0.996

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00001.#01 N OF M 50

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.893 (4)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00001 - #01 N OF M 50

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

NGH #2

2nd Run - Final

Neighborhoods Used: 00002.#02 19-00274'S

854 WOODVILLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-012	03/15/2023 00002	401	154,900	16,700

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	75	138,200	109,578	1.261

828 WOODVILLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-007	12/28/2022 00002	401	165,000	16,700

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	148,300	102,796	1.443

908 JEFFERSON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-183	09/21/2022 00002	401	130,000	17,011

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	112,989	115,863	0.975

942 JEFFERSON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-177	07/18/2022 00002	401	200,000	16,383

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	183,617	199,418	0.921

958 WESTERN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-125	07/12/2022 00002	401	160,000	16,912

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	143,088	150,678	0.950

921 JEFFERSON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-188	05/31/2022 00002	401	179,900	16,912

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	162,988	145,825	1.118

904 WOODVILLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-014	05/27/2022 00002	401	170,900	16,200

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	154,700	141,969	1.090

907 WINSTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-045	03/11/2022 00002	401	165,000	16,700

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	80	148,300	133,913	1.107

Neighborhoods Used: 00002.#02 19-00274'S

944 WOODVILLE AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-022		03/02/2022 00002	401	150,000	16,700
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	75	133,300	123,422	1.080

824 WINSTON DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-070		02/25/2022 00002	401	187,000	17,200
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	80	169,800	151,244	1.123

10 WINSTON CT

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-117		12/23/2021 00002	401	194,756	23,229
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	76	171,527	171,436	1.001

970 WINSTON DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-107		10/15/2021 00002	401	146,500	17,889
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	80	128,611	134,782	0.954

717 WINSTON DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-063		09/29/2021 00002	401	169,900	18,669
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	151,231	138,553	1.092

964 WINSTON DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-090		05/14/2021 00002	401	158,000	16,700
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	80	141,300	136,606	1.034

844 WOODVILLE AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-010		05/03/2021 00002	401	130,000	18,514
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	111,486	104,600	1.066

966 WESTERN AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-123		04/15/2021 00002	401	135,000	16,912
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	118,088	129,691	0.911

Neighborhoods Used: 00002.#02 19-00274'S

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	852,045	852,045	852,045	852,045	852,045	852,045
1.25-S	905,911	905,911	905,911	905,911	905,911	905,911
1.5-S	233,000	233,000	233,000	233,000	233,000	233,000
1.75-S	0	0	0	0	0	0
2-S	199,418	199,418	199,418	199,418	199,418	199,418
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,190,375
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+-S	0	0	0	0	0	0
1-S	859,911	859,911	859,911	859,911	859,911	859,911
1.25-S	1,002,497	1,002,497	1,002,497	1,002,497	1,002,497	1,002,497
1.5-S	271,500	271,500	271,500	271,500	271,500	271,500
1.75-S	0	0	0	0	0	0
2-S	183,617	183,617	183,617	183,617	183,617	183,617
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,317,525
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
16	0	7.59	9.75	1.001
After Application of E.C.F.s		5.79	8.07	1.004

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.009(6)	1.009(6)	1.009(6)	1.009(6)	1.009(6)	1.009(6)
1.25-S	1.107(7)	1.107(7)	1.107(7)	1.107(7)	1.107(7)	1.107(7)
1.5-S	1.165(2)	1.165(2)	1.165(2)	1.165(2)	1.165(2)	1.165(2)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.921(1)	0.921(1)	0.921(1)	0.921(1)	0.921(1)	0.921(1)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00002.#02 19-00274'S

NEWER HOMES	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)
TRIPLEX	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. : 1.058 (16)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00002 - #02 19-00274'S

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.40
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

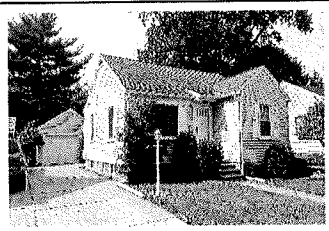
1.14 - 1.01
1.25, 1.5 - 1.12
1.75 - 1.08
2 - 1.01
BI .92

NGH #3

Neighborhoods Used: 00003.#03 NON 19-00274 S M 50 * 1st, Run - FINAL

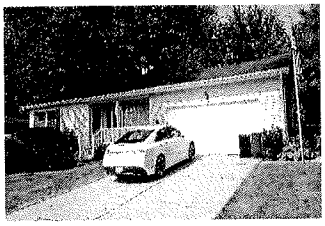
616 WATERLOO AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00698-000		01/20/2023 00003	401	139,900	16,272
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	123,628	121,561	1.017



720 WOODVILLE AVE

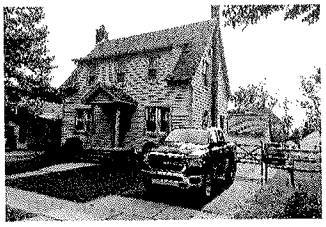
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00928-001		12/02/2022 00003	401	176,000	20,024
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	155,976	158,560	0.984



623 WOLVERINE AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00639-000		07/01/2022 00003	401	227,000	33,718
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	70	193,282	167,187	1.156

!!MULTI-PARCEL SALE!!



827 WOODVILLE AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00583-000		03/07/2022 00003	401	230,000	16,550
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	NEWER HOMES	80	213,450	197,384	1.081

928 WOLVERINE AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00613-000		02/25/2022 00003	401	181,000	17,050
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	75	163,950	150,131	1.092

923 WOODVILLE AVE

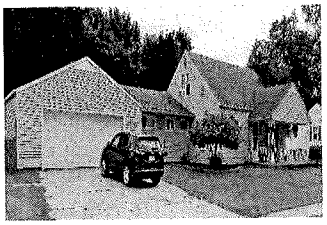
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00591-000		02/16/2022 00003	401	157,979	17,483
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	140,496	119,311	1.178

919 WOLVERINE AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00660-000		12/09/2021 00003	401	179,900	20,432
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	80	159,468	186,522	0.855

933 WOODVILLE AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00593-000		11/19/2021 00003	401	180,000	22,784
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	80	157,216	162,136	0.970



Neighborhoods Used: 00003.#03 NON 19-00274 S M 50

914 WATERLOO AVE

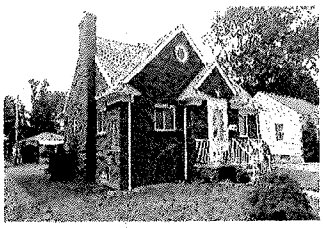
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00676-000	11/18/2021 00003	401	176,000	27,376

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	148,624	137,688	1.079

620 WATERLOO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00697-000	10/01/2021 00003	401	180,000	17,050

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	162,950	161,077	1.012



742 WOLVERINE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00627-000	08/27/2021 00003	401	145,000	16,550

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	128,450	161,349	0.796

917 WATERLOO AVE

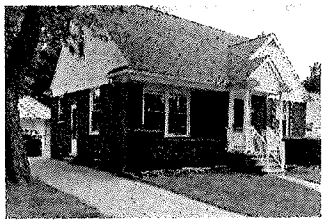
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00724-000	07/28/2021 00003	401	130,000	17,724

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	112,276	158,407	0.709

947 WOODVILLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00597-000	06/30/2021 00003	401	163,100	17,050

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	146,050	154,505	0.945



Neighborhoods Used: 00003.#03 NON 19-00274 S M 50

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	719,188	719,188	719,188	719,188	719,188	719,188
1.25-S	477,718	477,718	477,718	477,718	477,718	477,718
1.5-S	150,131	150,131	150,131	150,131	150,131	150,131
1.75-S	167,187	167,187	167,187	167,187	167,187	167,187
2-S	137,688	137,688	137,688	137,688	137,688	137,688
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	197,384	197,384	197,384	197,384	197,384	197,384
TRI-LEVEL	186,522	186,522	186,522	186,522	186,522	186,522
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,035,818
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+-S	0	0	0	0	0	0
1-S	660,826	660,826	660,826	660,826	660,826	660,826
1.25-S	466,216	466,216	466,216	466,216	466,216	466,216
1.5-S	163,950	163,950	163,950	163,950	163,950	163,950
1.75-S	193,282	193,282	193,282	193,282	193,282	193,282
2-S	148,624	148,624	148,624	148,624	148,624	148,624
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	213,450	213,450	213,450	213,450	213,450	213,450
TRI-LEVEL	159,468	159,468	159,468	159,468	159,468	159,468
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,005,816
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	2	10.09	13.73	1.013
After Application of E.C.F.s		6.14	10.14	1.004

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.919(5)	0.919(5)	0.919(5)	0.919(5)	0.919(5)	0.919(5)
1.25-S	0.976(3)	0.976(3)	0.976(3)	0.976(3)	0.976(3)	0.976(3)
1.5-S	1.092(1)	1.092(1)	1.092(1)	1.092(1)	1.092(1)	1.092(1)
1.75-S	1.156(1)	1.156(1)	1.156(1)	1.156(1)	1.156(1)	1.156(1)
2-S	1.079(1)	1.079(1)	1.079(1)	1.079(1)	1.079(1)	1.079(1)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

.92

Neighborhoods Used: 00003.#03 NON 19-00274 S M 50

NEWER HOMES	1.081(1)	1.081(1)	1.081(1)	1.081(1)	1.081(1)	1.081(1)
TRI-LEVEL	0.855(1)	0.855(1)	0.855(1)	0.855(1)	0.855(1)	0.855(1)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.985 (13)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00003 - #03 NON 19-00274 S M 50

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.40
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

NGH #4

Neighborhoods Used: 00004.#04 JENNIE PLACE

1st Run DONE

820 JENNIE PLACE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-318		10/17/2022 00004	401	329,700	29,996
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	299,704	321,617	0.932

801 JENNIE PLACE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00274-305		08/02/2021 00004	401	230,000	24,589
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	205,411	251,053	0.818

+11.250

Neighborhoods Used: 00004.#04 JENNIE PLACE

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	572,671	572,671	572,671	572,671	572,671	572,671
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 572,671
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+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	505,115	505,115	505,115	505,115	505,115	505,115
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 505,115
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	5.51	8.24	1.010
After Application of E.C.F.s		5.53	8.28	1.011

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.882(2)	0.882(2)	0.882(2)	0.882(2)	0.882(2)	0.882(2)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00004.#04 JENNIE PLACE

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.882 (2)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00004 - #04 JENNIE PLACE

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

Set 2-stc .88
ADJ 1st to .76

NGH #5

ONLY 1 VALID SALES SET SIMILAR TO NGH 7.

NGH #6

Neighborhoods Used: 00006.#06 TOLEDO ST AREA

FINAL

525 STONE ST

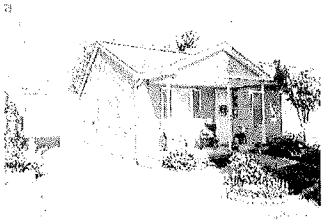
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00773-000	11/18/2022 00006	401	144,900	18,881

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	126,019	125,255	1.006

708 TOLEDO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00799-000	08/10/2022 00006	401	125,000	17,120

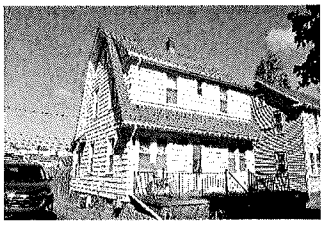
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	107,880	108,594	0.993



612 TOLEDO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00806-000	08/27/2021 00006	401	144,900	19,545

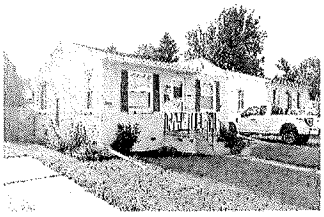
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	125,355	113,510	1.104



611 STONE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00778-000	07/02/2021 00006	401	105,000	13,545

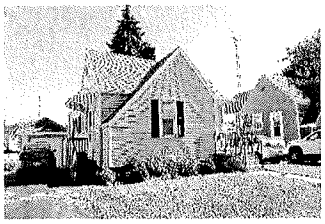
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	91,455	77,330	1.183



531 TOLEDO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00823-000	05/05/2021 00006	401	115,000	16,620

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	70	98,380	103,955	0.946



Neighborhoods Used: 00006.#06 TOLEDO ST AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	103,955	103,955	103,955	103,955	103,955	103,955
1-S	185,924	185,924	185,924	185,924	185,924	185,924
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	238,765	238,765	238,765	238,765	238,765	238,765
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 528,644
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+-S	98,380	98,380	98,380	98,380	98,380	98,380
1-S	199,335	199,335	199,335	199,335	199,335	199,335
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	251,374	251,374	251,374	251,374	251,374	251,374
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 549,089
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
5	0	5.44	7.40	0.999
After Application of E.C.F.s		4.61	5.41	0.997

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0.946(1)	0.946(1)	0.946(1)	0.946(1)	0.946(1)	0.946(1)
1-S	1.072(2)	1.072(2)	1.072(2)	1.072(2)	1.072(2)	1.072(2)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.053(2)	1.053(2)	1.053(2)	1.053(2)	1.053(2)	1.053(2)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00006.#06 TOLEDO ST AREA

NEWER HOMES	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)
TRIPLEX	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. : 1.039 (5)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00006 - #06 TOLEDO ST AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

NGH #7

E.C.F.s for Neighborhood: 00007 '#07 W OF MONROE ST S OF RIVER'

Style:	%Good: 100-91	90-81	80-71	70-61	60-51	50-0
1-S	0.970	0.970	0.970	0.970	0.970	0.970
1+-S	0.890	0.890	0.890	0.890	0.890	0.890
1.25-S	0.910	0.910	0.910	0.910	0.910	0.910
1.5-S	0.910	0.910	0.910	0.910	0.910	0.910
1.75-S	0.870	0.870	0.870	0.870	0.870	0.870
2-S	0.880	0.880	0.880	0.880	0.880	0.880
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
DUPLEX	0.780	0.780	0.780	0.780	0.780	0.780
TRIPLEX	1.000	1.000	1.000	1.000	1.000	1.000
2.5-S	1.000	1.000	1.000	1.000	1.000	1.000
3-S	1.000	1.000	1.000	1.000	1.000	1.000
3.5-S	1.000	1.000	1.000	1.000	1.000	1.000
CATHEDRAL	1.000	1.000	1.000	1.000	1.000	1.000
NEWER HOMES	0.910	0.910	0.910	0.910	0.910	0.910
DUPLEX 1-S NEWE	1.000	1.000	1.000	1.000	1.000	1.000
DUPLEX ATTACH	0.780	0.780	0.780	0.780	0.780	0.780

.94 - 3%
.83 - 5%
~~1.000~~ - same .93) +2%
.93 +2%
.87 - 1% #6%

.83 - 8% 2 sales

Town Homes/Duplexes: 0.780
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

1+ .86
Dup. 0.82
Bilevels.
Simil.
New. Simil.
to new
.907

Neighborhoods Used: 00007.#07 W OF MONROE ST S OF RIVER 2nd Run

128 CASS ST

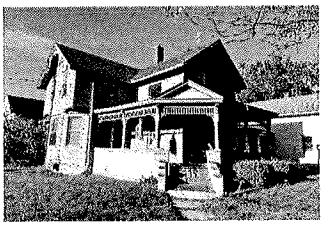
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00256-000	03/31/2023 00007	401	200,000	9,717

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	190,283	172,695	1.102

401 W FIFTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00060-051	03/29/2023 00007	401	100,000	9,422

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	90,578	142,885	0.634



212 W SIXTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00359-000	03/27/2023 00007	401	155,000	12,538

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	142,462	166,412	0.856

616 W FIFTH ST

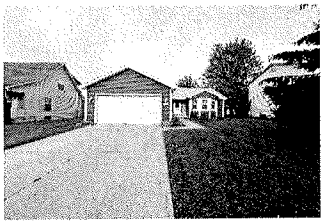
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00015-000	03/24/2023 00007	401	169,500	14,977

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	154,523	151,651	1.019

320 CASS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00266-003	03/15/2023 00007	401	170,000	17,943

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	NEWER HOMES	80	152,057	201,638	0.754



212 W THIRD ST

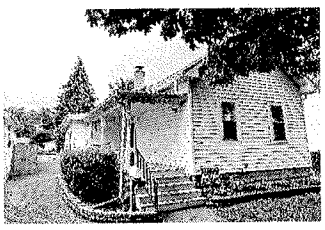
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00337-000	02/14/2023 00007	401	130,000	9,800

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	120,200	131,160	0.916

705 W SIXTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00056-000	01/24/2023 00007	401	82,000	11,752

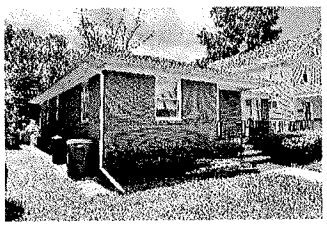
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	70,248	75,322	0.933



523 W FIFTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00481-001	01/10/2023 00007	401	150,000	10,705

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	139,295	164,344	0.848



Neighborhoods Used: 00007.#07 W OF MONROE ST S OF RIVER

521 CASS ST

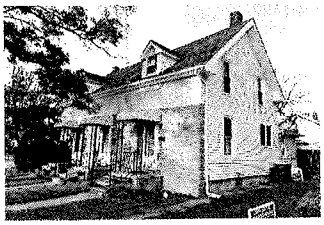
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00208-000		12/27/2022	00007 401	165,000	11,525
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	65	153,475	168,258	0.912

517 CASS ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00209-000		12/27/2022	00007 401	175,000	13,788
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	161,212	190,161	0.848

228 CASS ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00264-000		12/22/2022	00007 401	150,000	10,239
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	139,761	177,663	0.787



711 HARRISON ST

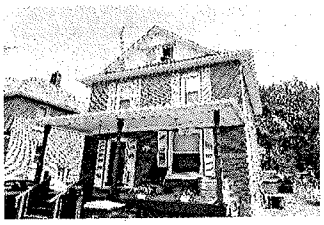
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00004-000		12/08/2022	00007 401	190,000	11,527
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	65	178,473	153,402	1.163

218 W EIGHTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00032-001		11/17/2022	00007 401	73,000	7,015
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	65,985	79,118	0.834

5 ISLAND ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00912-000		11/17/2022	00007 401	168,000	12,320
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	155,680	148,157	1.051



712 HARRISON ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00023-000		10/17/2022	00007 401	97,000	12,780
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	60	84,220	100,995	0.834

515 HARRISON ST

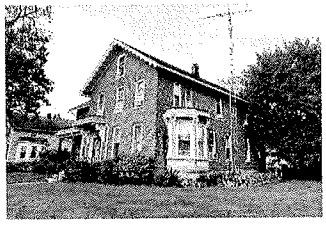
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00302-000		09/19/2022	00007 401	155,500	12,165
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	143,335	164,082	0.874

Neighborhoods Used: 00007.#07 W OF MONROE ST S OF RIVER

202 CASS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00259-000	08/24/2022 00007	401	184,900	15,876

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	169,024	237,662	0.711



715 W SEVENTH ST

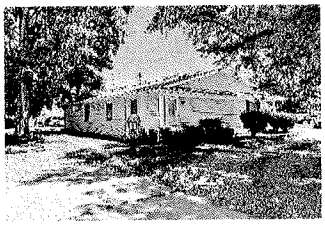
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00093-000	08/23/2022 00007	401	140,000	13,448

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	126,552	161,428	0.784

524 W FOURTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00145-000	08/22/2022 00007	401	293,000	21,902

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DUPLEX ATTACH	80	271,098	306,798	0.884



424 W FOURTH ST

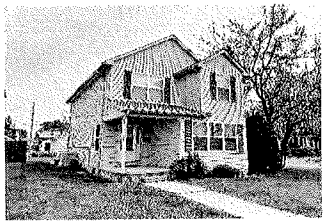
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00060-017	08/12/2022 00007	401	195,000	12,738

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	182,262	145,424	1.253

429 S ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00399-000	08/10/2022 00007	401	177,000	11,509

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	NEWER HOMES	81	165,491	180,861	0.915



723 W SEVENTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00096-000	08/03/2022 00007	401	98,000	16,263

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	70	81,737	121,892	0.671

727 S ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00388-000	08/02/2022 00007	401	145,000	10,509

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	75	134,491	153,393	0.877

628 O'BRIEN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00910-000	07/15/2022 00007	401	150,500	11,382

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	139,118	161,086	0.864

Neighborhoods Used: 00007.#07 W OF MONROE ST S OF RIVER

220 W FOURTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00387-000	07/11/2022 00007	401	145,000	10,204

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	134,796	118,663	1.136

614 SMITH ST

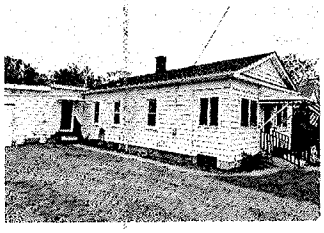
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00404-003	07/08/2022 00007	401	168,500	10,873

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	157,627	145,225	1.085

411 W EIGHTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00038-022	07/06/2022 00007	401	110,000	16,420

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	93,580	111,453	0.840



629 W THIRD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00139-000	05/24/2022 00007	401	122,000	14,980

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	107,020	125,785	0.851

621 HARRISON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00294-000	05/24/2022 00007	401	150,000	13,650

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	55	136,350	136,881	0.996

2 LONG CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00500-000	04/25/2022 00007	401	140,000	9,389

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	130,611	161,356	0.809

320 UNION ST

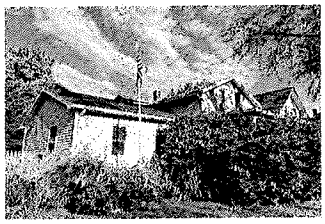
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00356-000	04/25/2022 00007	401	125,000	10,130

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	62	114,870	129,224	0.889

522 HARRISON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00357-000	04/21/2022 00007	401	155,000	12,150

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	75	142,850	185,142	0.772



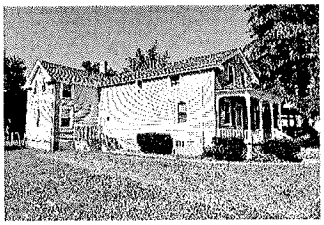
Neighborhoods Used: 00007.#07 W OF MONROE ST S OF RIVER

726 W SIXTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00034-000		03/28/2022 00007	401	115,000	14,505
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	55	100,495	90,873	1.106

603 W FRONT ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00738-000		02/28/2022 00007	401	145,000	12,070
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	55	132,930	125,852	1.056

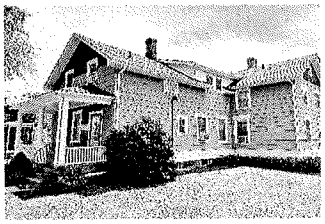


104 W SEVENTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00289-000		01/28/2022 00007	401	120,500	11,420
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	109,080	123,982	0.880

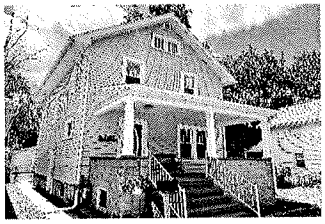
703 W THIRD ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00138-000		01/24/2022 00007	401	153,000	17,183
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	55	135,817	126,676	1.072



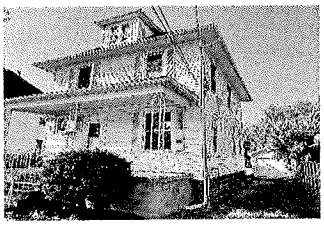
525 W FIFTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00020-000		01/07/2022 00007	401	144,900	9,157
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	135,743	140,474	0.966



521 W THIRD ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00333-000		01/06/2022 00007	401	186,500	14,453
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	172,047	151,164	1.138



326 W FRONT ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00456-005		01/03/2022 00007	401	220,000	47,147
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	50	172,853	174,866	0.988

408 W FOURTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00060-020		12/30/2021 00007	401	140,000	19,051
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	75	120,949	170,221	0.711

Neighborhoods Used: 00007.#07 W OF MONROE ST S OF RIVER

228 W THIRD ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00397-000		12/30/2021 00007	401	126,000	20,724
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	55	105,276	168,861	0.623

617 SMITH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00370-000		12/15/2021 00007	401	118,000	11,905
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	65	106,095	139,796	0.759

424 UNION ST

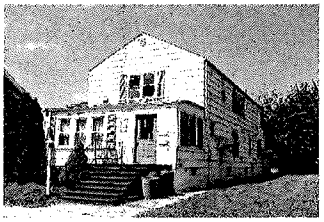
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00367-000		12/10/2021 00007	401	135,000	10,509
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	124,491	143,309	0.869

406 CASS ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00268-000		11/10/2021 00007	401	85,000	10,704
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	74,296	104,829	0.709

716 SMITH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00404-052		10/27/2021 00007	401	140,000	10,315
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	55	129,685	168,883	0.768



215 HARRISON ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00319-001		10/01/2021 00007	401	135,000	10,022
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	124,978	145,843	0.857

817 HUBBLE ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00038-013		09/30/2021 00007	401	87,500	11,260
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	76,240	67,474	1.130

717 CASS ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00057-000		09/30/2021 00007	401	210,000	13,650
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	196,350	196,978	0.997

Neighborhoods Used: 00007.#07 W OF MONROE ST S OF RIVER

410 HARRISON ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00347-000		09/23/2021 00007	401	160,000	15,478
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	144,522	158,292	0.913

325 W SEVENTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
29-00404-048		09/13/2021 00007	401	129,050	11,049
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	65	118,001	113,015	1.044

506 W EIGHTH ST

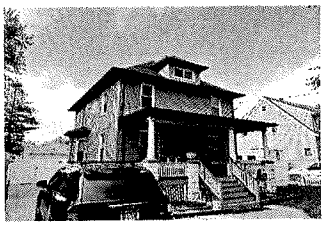
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00307-000		09/07/2021 00007	401	120,000	12,811
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	107,189	149,447	0.717

621 W FRONT ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00743-000		09/03/2021 00007	401	151,000	14,660
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	136,340	139,571	0.977

627 W EIGHTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00123-000		08/26/2021 00007	401	160,000	14,731
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	128,543	146,344	0.878
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		16726	19042	0.878	



617 W SEVENTH ST

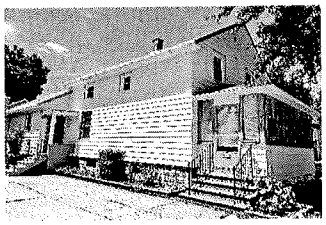
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00084-000		08/20/2021 00007	401	132,500	17,304
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	65	115,196	111,230	1.036

512 W SIXTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00484-000		08/13/2021 00007	401	170,000	11,681
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	158,319	135,441	1.169

727 W FOURTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
19-00346-000		08/06/2021 00007	401	115,000	12,636
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	102,364	108,161	0.946



Neighborhoods Used: 00007.#07 W OF MONROE ST S OF RIVER

304 W FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00456-002	08/03/2021 00007	401	120,000	33,537

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	50	70,456	113,494	0.621

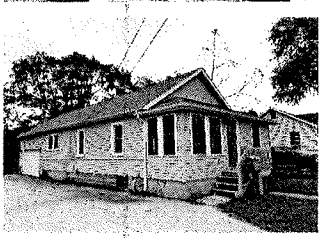
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	16007	25785	0.621

Bldg Permit 3

825 BACON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00313-000	07/15/2021 00007	401	130,000	11,411

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	118,589	106,581	1.113



712 ADAMS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00297-000	07/08/2021 00007	401	130,000	11,168

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	118,832	145,303	0.818

619 W FIFTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00024-000	05/26/2021 00007	401	146,500	12,822

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	133,678	176,182	0.759

706 W FRONT ST

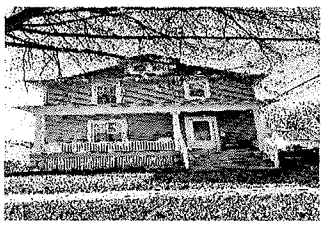
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00234-000	05/21/2021 00007	401	184,900	10,890

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	174,010	163,580	1.064

211 W FIFTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00352-000	05/17/2021 00007	401	112,000	9,049

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	102,951	146,203	0.704



524 CASS ST

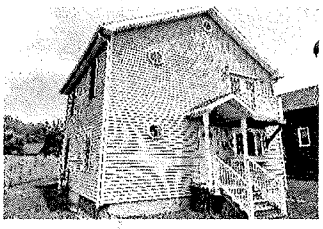
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00281-000	05/14/2021 00007	401	145,000	13,944

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	131,056	183,298	0.715

724 W FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00230-000	04/15/2021 00007	401	164,285	13,231

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	151,054	188,595	0.801



Neighborhoods Used: 00007.#07 W OF MONROE ST S OF RIVER

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	100,995	100,995	100,995	100,995	100,995	100,995
1-S	1,010,207	1,010,207	1,010,207	1,010,207	1,010,207	1,010,207
1.25-S	0	0	0	0	0	0
1.5-S	1,450,204	1,450,204	1,450,204	1,450,204	1,450,204	1,450,204
1.75-S	1,068,388	1,068,388	1,068,388	1,068,388	1,068,388	1,068,388
2-S	5,005,725	5,005,725	5,005,725	5,005,725	5,005,725	5,005,725
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	306,798	306,798	306,798	306,798	306,798	306,798
NEWER HOMES	382,499	382,499	382,499	382,499	382,499	382,499
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 9,324,817
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 170,221
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 44,827

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	84,220	84,220	84,220	84,220	84,220	84,220
1-S	948,615	948,615	948,615	948,615	948,615	948,615
1.25-S	0	0	0	0	0	0
1.5-S	1,351,404	1,351,404	1,351,404	1,351,404	1,351,404	1,351,404
1.75-S	993,672	993,672	993,672	993,672	993,672	993,672
2-S	4,370,183	4,370,183	4,370,183	4,370,183	4,370,183	4,370,183
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	271,098	271,098	271,098	271,098	271,098	271,098
NEWER HOMES	317,548	317,548	317,548	317,548	317,548	317,548
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 8,336,740
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 120,949
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 32,733

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
64	4	12.29	15.17	1.013
After Application of E.C.F.s		11.76	14.65	1.015

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0.834(1)	0.834(1)	0.834(1)	0.834(1)	0.834(1)	0.834(1)
1-S	0.939(8)	0.939(8)	0.939(8)	0.939(8)	0.939(8)	0.939(8)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	0.932(11)	0.932(11)	0.932(11)	0.932(11)	0.932(11)	0.932(11)
1.75-S	0.930(8)	0.930(8)	0.930(8)	0.930(8)	0.930(8)	0.930(8)
2-S	0.873(32)	0.873(32)	0.873(32)	0.873(32)	0.873(32)	0.873(32)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	0.884(1)	0.884(1)	0.884(1)	0.884(1)	0.884(1)	0.884(1)

Neighborhoods Used: 00007.#07 W OF MONROE ST S OF RIVER

NEWER HOMES	0.830(2)	0.830(2)	0.830(2)	0.830(2)	0.830(2)	0.830(2)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.894 (63)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 0.711 (1)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 0.730 (2)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00007 - #07 W OF MONROE ST S OF RIVER

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

NGH #8

Neighborhoods Used: 00008.#08 W OF SCOTT ST

Final

708 LAPLAISANCE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00077-000	03/31/2023 00008	401	180,000	20,992

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	63	159,008	252,278	0.630

110 JONES AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00615-000	03/08/2023 00008	401	125,000	23,769

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	45	101,231	91,503	1.106

640 LAPLAISANCE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00021-000	01/03/2023 00008	401	153,500	18,807

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	134,693	143,012	0.942

626 SCOTT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00297-000	12/08/2022 00008	401	129,900	19,928

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	109,972	119,089	0.923

327 S MACOMB ST

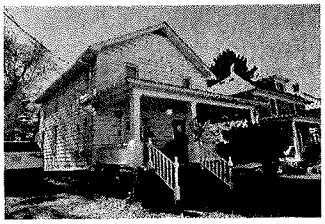
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00276-000	11/14/2022 00008	401	225,000	21,363

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	65	203,637	184,263	1.105

324 E EIGHTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00088-000	10/11/2022 00008	401	133,000	17,314

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	115,686	113,389	1.020



310 E EIGHTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00084-000	09/02/2022 00008	401	139,900	18,814

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	121,086	129,223	0.937

712 WASHINGTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00482-000	08/26/2022 00008	401	210,000	23,525

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	186,475	188,262	0.991

Neighborhoods Used: 00008.#08 W OF SCOTT ST

717 WASHINGTON ST

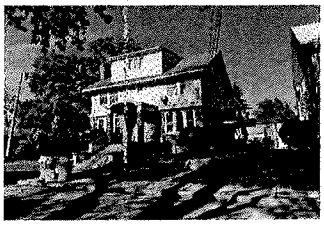
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00591-000	08/10/2022 00008	401	200,000	25,285

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	62	174,715	196,317	0.890

115 E EIGHTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00094-000	07/27/2022 00008	401	180,000	17,738

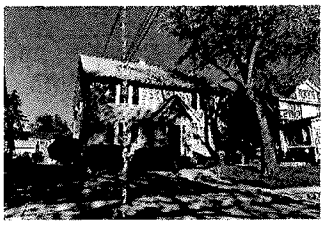
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	162,262	174,210	0.931



117 E EIGHTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00095-000	07/27/2022 00008	401	230,000	17,738

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	212,262	282,708	0.751



628 WASHINGTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00118-000	06/22/2022 00008	401	130,000	16,498

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	55	113,502	163,633	0.694

12 E SEVENTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00458-000	06/15/2022 00008	401	100,000	14,525

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	85,475	125,474	0.681

807 WASHINGTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00624-000	05/27/2022 00008	401	225,000	23,453

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	201,547	225,522	0.894

742 CUSTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00040-000	04/15/2022 00008	401	110,000	15,999

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	55	94,001	66,306	1.418

703 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00457-000	04/08/2022 00008	401	160,000	20,300

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	139,700	135,053	1.034

Neighborhoods Used: 00008.#08 W OF SCOTT ST

129 E SEVENTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00604-000	02/25/2022 00008	401	130,000	18,071

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	60	111,929	90,238	1.240

204 E SIXTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00288-000	01/19/2022 00008	401	218,000	35,389

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	55	182,611	196,749	0.928

623 JOHN R CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00200-000	11/23/2021 00008	401	220,000	22,035

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	197,965	174,356	1.135

735 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00463-000	10/15/2021 00008	401	169,900	20,285

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	59	149,615	160,856	0.930

638 SCOTT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00026-000	10/08/2021 00008	401	125,000	17,499

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	107,501	172,399	0.624

126 E SEVENTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00607-000	08/31/2021 00008	401	170,500	18,271

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	70	152,229	131,946	1.154

216 E SEVENTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00060-000	08/30/2021 00008	401	160,000	17,999

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	142,001	163,714	0.867

218 E SIXTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00291-000	07/14/2021 00008	401	118,500	15,512

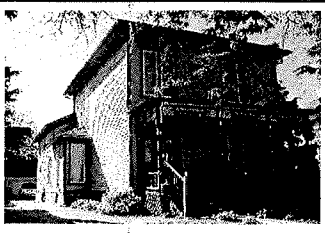
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	102,988	121,607	0.847

Neighborhoods Used: 00008.#08 W OF SCOTT ST

211 S MACOMB ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00266-000	06/23/2021 00008	401	205,000	22,095

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	55	182,905	194,001	0.943



715 SCOTT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00071-000	06/04/2021 00008	401	135,000	16,316

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	118,684	125,343	0.947

716 BROADWAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00080-000	05/28/2021 00008	401	140,000	16,678

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	123,322	133,759	0.922

729 CUSTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00053-000	04/02/2021 00008	401	124,000	19,154

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	104,846	143,631	0.730

Neighborhoods Used: 00008.#08 W OF SCOTT ST

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
28	0	12.70	17.61	1.005
After Application of E.C.F.s		8.95	12.32	1.006

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.106(1)
1.25-S	1.000(0)	1.000(0)	0.894(1)	1.000(0)	1.240(1)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.154(1)	0.923(1)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.105(1)	1.078(3)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	0.810(8)	0.886(11)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.907 (28)
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: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00008 - #08 W OF SCOTT ST

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

NGH #9

ONLY 2 VALID SALES IN STUDY SHOWING A .86 ECF. TAPERED BACK TO A .74 ECF RESULTING IN AN APPROXIMATE 20% INCREASE.

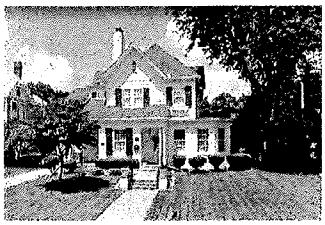
Neighborhoods Used: 00009.#09 WASHINGTON ST AREA 1st Run

311 WASHINGTON ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
39-00189-000		01/23/2023 00009	401	244,900	17,556
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	227,344	281,799	0.807

320 S MACOMB ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
39-00216-000		03/04/2022 00009	401	424,000	30,512
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	393,488	442,826	0.889



Neighborhoods Used: 00009.#09 WASHINGTON ST AREA

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	4.34	6.41	1.012
After Application of E.C.F.s		4.29	6.34	1.012

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	0.857(2)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.857 (2)
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: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00009 - #09 WASHINGTON ST AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

NGH #10

Neighborhoods Used: 00010.#10 N OF FIRST ST W OF HALF ST

FINAL

302 E FIRST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00530-000	12/15/2022 00010	401	267,000	10,449

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	256,551	250,788	1.023

86 NAVARRE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00516-000	06/09/2022 00010	401	130,000	13,604

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	116,396	159,842	0.728

502 HUMPHREY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00509-000	04/29/2022 00010	401	150,000	14,104

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	65	135,896	126,095	1.078

328 E FIRST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00536-000	02/28/2022 00010	401	130,000	13,285

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	116,715	160,835	0.726

19 SCOTT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00492-000	02/18/2022 00010	401	169,900	19,263

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	65	150,637	171,707	0.877

!!MULTI-PARCEL SALE!!

43 SCOTT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00495-000	01/18/2022 00010	401	150,000	13,889

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	136,111	165,998	0.820

412 HUMPHREY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00505-000	11/10/2021 00010	401	155,000	12,604

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	142,396	234,702	0.607

716 E FIRST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-00688-000	07/19/2021 00010	401	125,000	11,213

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	113,787	126,630	0.899

Neighborhoods Used: 00010.#10 N OF FIRST ST W OF HALF ST

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	424,433	424,433	424,433	424,433	424,433	424,433
2-S	972,165	972,165	972,165	972,165	972,165	972,165
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,396,598
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+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	400,320	400,320	400,320	400,320	400,320	400,320
2-S	768,169	768,169	768,169	768,169	768,169	768,169
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,168,489
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
8	2	13.85	16.88	1.019
After Application of E.C.F.s		9.61	14.21	1.023

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	0.943(3)	0.943(3)	0.943(3)	0.943(3)	0.943(3)	0.943(3)
2-S	0.790(5)	0.790(5)	0.790(5)	0.790(5)	0.790(5)	0.790(5)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00010.#10 N OF FIRST ST W OF HALF ST

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.837 (8)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00010 - #10 N OF FIRST ST W OF HALF ST

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

NGH #11

FINAL

Neighborhoods Used: 00011.#11 E OF SCOTT ST

506 E THIRD ST

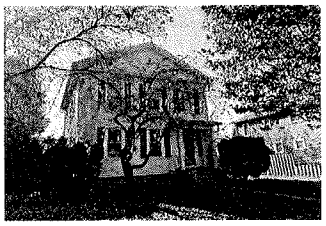
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00418-000	03/28/2023 00011	401	115,000	13,748

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	55	101,252	107,155	0.945

530 E FIFTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00362-000	03/27/2023 00011	401	200,000	22,715

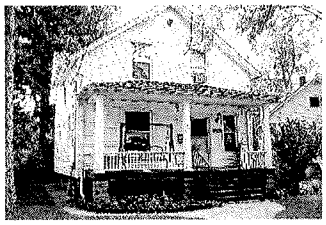
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	177,285	184,616	0.960



633 LAPLAISANCE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00147-000	03/08/2023 00011	401	109,900	11,035

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	65	98,865	126,545	0.781



516 E FOURTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00352-000	12/15/2022 00011	401	177,000	15,209

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	161,791	185,157	0.874

515 E THIRD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00404-000	12/07/2022 00011	401	127,000	13,778

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	65	113,222	137,632	0.823

328 E FOURTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00108-000	11/29/2022 00011	401	134,500	11,865

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	122,635	117,205	1.046

428 E SIXTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00440-000	10/26/2022 00011	401	130,000	18,430

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	111,570	108,733	1.026

328 SCOTT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00311-000	09/30/2022 00011	401	147,000	11,377

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	65	135,623	131,248	1.033

Neighborhoods Used: 00011.#11 E OF SCOTT ST

318 E FOURTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00106-000	09/16/2022 00011	401	170,000	13,866

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	65	156,134	193,796	0.806

421 E THIRD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00409-000	08/30/2022 00011	401	120,000	12,278

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	107,722	143,816	0.749

727 NAVARRE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-00803-010	08/11/2022 00011	401	28,000	15,700

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	83	12,300	9,124	1.348

201 E SECOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00258-000	07/28/2022 00011	401	96,000	8,682

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	87,318	101,101	0.864

402 E FOURTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00110-000	07/15/2022 00011	401	250,000	14,627

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	57	235,373	207,047	1.137

503 E FOURTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00429-000	06/17/2022 00011	401	174,900	12,278

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	162,622	177,127	0.918

328 E SIXTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00141-000	05/20/2022 00011	401	141,000	10,592

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	130,408	146,942	0.887

831 LAPLAISANCE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00466-003	05/16/2022 00011	401	236,500	45,728

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	NEWER HOMES	85	190,772	220,088	0.867

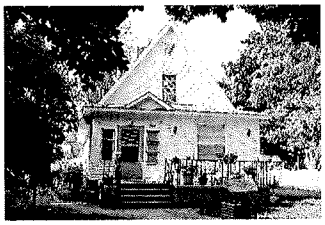
!!MULTI-PARCEL SALE!!

Neighborhoods Used: 00011.#11 E OF SCOTT ST

720 E SECOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-00710-000	04/29/2022 00011	401	130,000	12,846

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	60	117,154	106,076	1.104



412 E FOURTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00334-000	04/21/2022 00011	401	220,000	13,387

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	70	206,613	162,158	1.274

709 E THIRD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-00717-000	04/08/2022 00011	401	156,000	11,310

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	70	144,690	183,899	0.787

201 SCOTT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00548-000	03/30/2022 00011	401	150,000	11,862

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	138,138	130,878	1.055

417 SCOTT ST

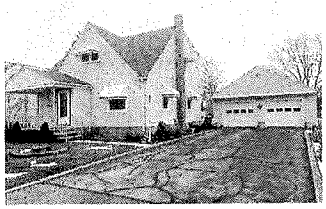
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00103-000	03/04/2022 00011	401	113,000	8,338

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	104,662	98,329	1.064

617 NAVARRE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-00796-000	01/24/2022 00011	401	164,000	16,838

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	65	147,162	139,520	1.055



843 LAPLAISANCE ST

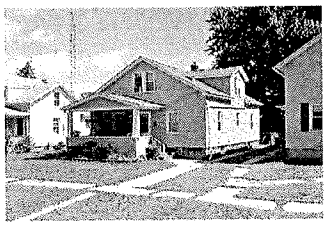
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00467-002	12/24/2021 00011	401	179,900	13,939

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	NEWER HOMES	80	165,961	188,993	0.878

501 E SECOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00385-000	11/02/2021 00011	401	130,000	10,271

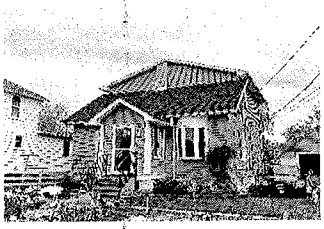
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	65	119,729	119,209	1.004



Neighborhoods Used: 00011.#11 E OF SCOTT ST

803 NAVARRE ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-01446-000		08/19/2021 00011	401	144,000	13,187
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	130,813	165,551	0.790



330 E SIXTH ST

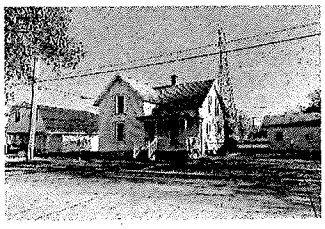
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
39-00142-000		08/18/2021 00011	401	146,900	12,253
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	134,647	182,827	0.736

205 SCOTT ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
39-00549-000		05/19/2021 00011	401	139,900	11,403
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	128,497	146,463	0.877

317 NAVARRE ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00753-000		04/22/2021 00011	401	117,000	11,126
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	65	105,874	105,705	1.002



Neighborhoods Used: 00011.#11 E OF SCOTT ST

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	9,124	9,124	9,124	9,124	9,124	9,124
1-S	0	0	0	0	0	0
1.25-S	362,916	362,916	362,916	362,916	362,916	362,916
1.5-S	1,387,166	1,387,166	1,387,166	1,387,166	1,387,166	1,387,166
1.75-S	694,330	694,330	694,330	694,330	694,330	694,330
2-S	1,164,324	1,164,324	1,164,324	1,164,324	1,164,324	1,164,324
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	409,081	409,081	409,081	409,081	409,081	409,081
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 4,026,942
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+-S	12,300	12,300	12,300	12,300	12,300	12,300
1-S	0	0	0	0	0	0
1.25-S	350,105	350,105	350,105	350,105	350,105	350,105
1.5-S	1,339,094	1,339,094	1,339,094	1,339,094	1,339,094	1,339,094
1.75-S	615,439	615,439	615,439	615,439	615,439	615,439
2-S	1,075,161	1,075,161	1,075,161	1,075,161	1,075,161	1,075,161
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	356,733	356,733	356,733	356,733	356,733	356,733
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 3,748,832
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
28	5	10.94	12.86	1.003
After Application of E.C.F.s		9.68	12.10	1.010

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.348(1)	1.348(1)	1.348(1)	1.348(1)	1.348(1)	1.348(1)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
1.5-S	0.965(10)	0.965(10)	0.965(10)	0.965(10)	0.965(10)	0.965(10)
1.75-S	0.886(5)	0.886(5)	0.886(5)	0.886(5)	0.886(5)	0.886(5)
2-S	0.923(7)	0.923(7)	0.923(7)	0.923(7)	0.923(7)	0.923(7)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00011.#11 E OF SCOTT ST

NEWER HOMES	0.872(2)	0.872(2)	0.872(2)	0.872(2)	0.872(2)	0.872(2)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.931 (28)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00011 - #11 E OF SCOTT ST

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

2023
0.91
Dup. .60

NGH #12

STUDY SHOWED A .85 ECF TAPERED BACK TO .60 RESULTING IN A 26.75% INCREASE.

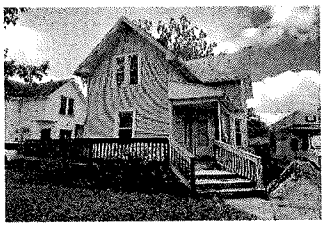
Neighborhoods Used: 00012.#12 E OF HALF ST S OF FIRST ST

814 E THIRD ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00827-000		03/15/2023 00012	401	127,500	7,327
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	60	120,173	111,994	1.073

802 E SECOND ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00814-000		02/10/2023 00012	401	155,000	8,856
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	65	146,144	156,636	0.933



819 E THIRD ST

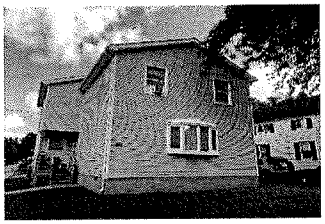
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00818-000		07/21/2022 00012	401	84,900	6,572
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	78,328	83,025	0.943

915 E FOURTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00087-000		09/17/2021 00012	401	70,000	12,354
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	57,646	93,966	0.613

801 E THIRD ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00822-000		07/30/2021 00012	401	98,000	8,023
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	89,977	149,734	0.601



809 E THIRD ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00820-000		06/29/2021 00012	401	85,000	7,076
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	55	77,924	84,828	0.919

809 E FOURTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00831-000		05/07/2021 00012	401	165,000	11,176
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	153,824	172,121	0.894

Neighborhoods Used: 00012.#12 E OF HALF ST S OF FIRST ST

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	93,966	93,966	93,966	93,966	93,966	93,966
1.25-S	111,994	111,994	111,994	111,994	111,994	111,994
1.5-S	167,854	167,854	167,854	167,854	167,854	167,854
1.75-S	156,636	156,636	156,636	156,636	156,636	156,636
2-S	321,855	321,855	321,855	321,855	321,855	321,855
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 852,304
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+-S	0	0	0	0	0	0
1-S	57,646	57,646	57,646	57,646	57,646	57,646
1.25-S	120,173	120,173	120,173	120,173	120,173	120,173
1.5-S	156,252	156,252	156,252	156,252	156,252	156,252
1.75-S	146,144	146,144	146,144	146,144	146,144	146,144
2-S	243,801	243,801	243,801	243,801	243,801	243,801
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 724,016
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	3	15.60	22.19	1.029
After Application of E.C.F.s		5.80	10.39	1.014

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.613(1)	0.613(1)	0.613(1)	0.613(1)	0.613(1)	0.613(1)
1.25-S	1.073(1)	1.073(1)	1.073(1)	1.073(1)	1.073(1)	1.073(1)
1.5-S	0.931(2)	0.931(2)	0.931(2)	0.931(2)	0.931(2)	0.931(2)
1.75-S	0.933(1)	0.933(1)	0.933(1)	0.933(1)	0.933(1)	0.933(1)
2-S	0.757(2)	0.757(2)	0.757(2)	0.757(2)	0.757(2)	0.757(2)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00012.#12 E OF HALF ST S OF FIRST ST

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.849 (7)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00012 - #12 E OF HALF ST S OF FIRST ST

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

NGH #13

NO VALID SALES SET SIMILAR TO NGH 15.

NGH #14

NO VALID SALES. SET SIMILAR TO NGH 15.

NGH #15

FINAL *

Neighborhoods Used: 00015.#15 ROEDER ST & REISIG ST

810 KENTUCKY AVE

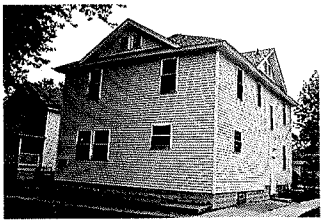
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00852-000		08/08/2022 00015	401	84,000	11,681
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	60	72,319	81,519	0.887

728 JEROME ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00803-001		06/24/2022 00015	401	165,000	12,206
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	152,794	165,017	0.926

902 E EIGHTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00878-000		06/03/2022 00015	401	150,000	7,155
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	54	142,845	208,253	0.686

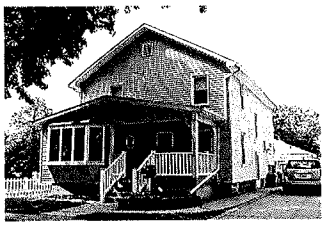


820 E NINTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00925-000		05/16/2022 00015	401	145,000	16,874
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	128,126	132,895	0.964

630 E SEVENTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00802-000		05/10/2022 00015	401	135,900	17,440
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	118,460	162,035	0.731



740 KENTUCKY AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00848-000		04/13/2022 00015	401	145,000	13,181
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	55	131,819	109,026	1.209

711 E NINTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00971-000		02/03/2022 00015	401	125,000	10,056
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	114,944	100,655	1.142

624 E SEVENTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00800-000		12/28/2021 00015	401	129,900	9,961
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	65	119,939	91,665	1.308

Neighborhoods Used: 00015.#15 ROEDER ST & REISIG ST

926 JEROME ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-01451-004		11/19/2021 00015	401	120,000	14,510
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	70	105,490	100,992	1.045

924 E NINTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00863-000		11/16/2021 00015	401	120,000	12,195
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	60	107,805	84,382	1.278

809 JEROME ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00978-000		10/26/2021 00015	401	115,000	11,046
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	70	103,954	93,980	1.106

819 ROEDER ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00946-000		10/26/2021 00015	401	120,000	11,210
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	65	108,790	95,533	1.139

716 E NINTH ST

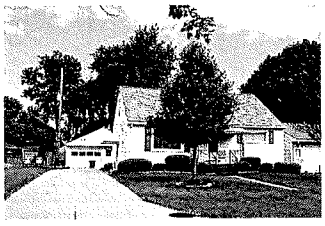
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00967-000		09/29/2021 00015	401	129,000	10,016
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	70	118,984	117,027	1.017

926 KENTUCKY CT

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-01326-000		08/27/2021 00015	401	75,000	9,595
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	65,405	90,524	0.723

844 JEROME ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-01451-007		06/25/2021 00015	401	161,000	11,586
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	80	149,414	131,223	1.139



901 E EIGHTH ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00879-000		05/07/2021 00015	401	93,400	12,669
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	55	80,731	86,026	0.938

Neighborhoods Used: 00015.#15 ROEDER ST & REISIG ST

820 ROEDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-00975-000	04/23/2021 00015	401	121,400	10,937

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	80	110,463	114,766	0.963

Neighborhoods Used: 00015.#15 ROEDER ST & REISIG ST

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	81,519	81,519	81,519	81,519	81,519	81,519
1-S	474,462	474,462	474,462	474,462	474,462	474,462
1.25-S	930,222	930,222	930,222	930,222	930,222	930,222
1.5-S	109,026	109,026	109,026	109,026	109,026	109,026
1.75-S	0	0	0	0	0	0
2-S	370,288	370,288	370,288	370,288	370,288	370,288
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

1039248

Total Single Family Costs by Manual : 1,965,517
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+-S	72,319	72,319	72,319	72,319	72,319	72,319
1-S	427,056	427,056	427,056	427,056	427,056	427,056
1.25-S	1,039,783	1,039,783	1,039,783	1,039,783	1,039,783	1,039,783
1.5-S	131,819	131,819	131,819	131,819	131,819	131,819
1.75-S	0	0	0	0	0	0
2-S	261,305	261,305	261,305	261,305	261,305	261,305
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

1,171,602
1.13

Total Single Family Sale Residual Values : 1,932,282
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
17	0	14.53	18.41	1.005
After Application of E.C.F.s		5.89	8.58	1.006

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0.887(1)	0.887(1)	0.887(1)	0.887(1)	0.887(1)	0.887(1)
1-S	0.900(4)	0.900(4)	0.900(4)	0.900(4)	0.900(4)	0.900(4)
1.25-S	1.118(9)	1.118(9)	1.118(9)	1.118(9)	1.118(9)	1.118(9)
1.5-S	1.209(1)	1.209(1)	1.209(1)	1.209(1)	1.209(1)	1.209(1)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.706(2)	0.706(2)	0.706(2)	0.706(2)	0.706(2)	0.706(2)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00015.#15 ROEDER ST & REISIG ST

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.983 (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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00015 - #15 ROEDER ST & REISIG ST

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

NGH #16

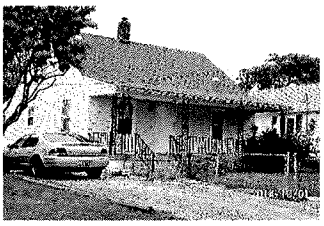
Neighborhoods Used: 00016.#16 CHERRY ST & WALNUT ST 1st Run - FINAL

934 CHERRY ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00347-000		12/17/2021 00016	401	157,000	8,253
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	148,747	154,969	0.960

930 WALNUT ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00324-000		10/08/2021 00016	401	90,000	8,290
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	70	81,710	102,878	0.794



Neighborhoods Used: 00016.#16 CHERRY ST & WALNUT ST

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	7.92	12.16	1.024
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	1.000(0)	1.000(0)	1.000(0)	0.794(1)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.960(1)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.894 (2)
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: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00016 - #16 CHERRY ST & WALNUT ST

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

NGH #17

ONLY 2 VALID SALES IN STUDY SHOWING A .59 ECF. TAPERED BACK TO A .48 ECF RESULTING IN AN APPROXIMATE 22% INCREASE.

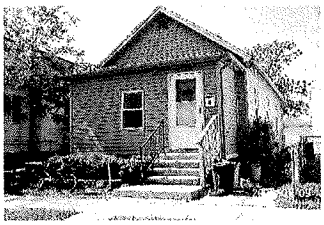
Neighborhoods Used: 00017.#17 WINCHESTER ST AREA

Final

1120 FRANKLIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01090-000	01/30/2023 00017	401	56,100	2,167

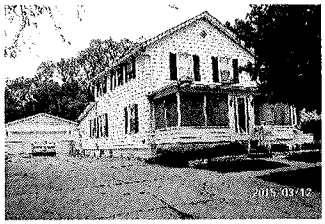
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	53,933	69,076	0.781



412 WINCHESTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01219-000	06/06/2022 00017	401	87,500	6,999

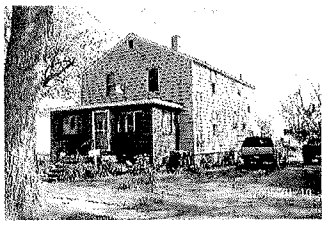
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	80,501	174,578	0.461



1125 E FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01010-000	05/31/2022 00017	401	116,000	6,531

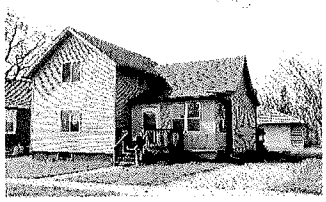
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	109,469	140,811	0.777



1122 E SIXTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01354-000	05/03/2022 00017	401	65,000	4,773

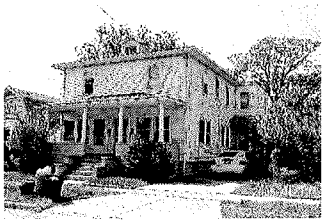
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	60,227	107,731	0.559



1024 E FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01030-000	01/25/2022 00017	401	80,000	4,095

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	58	75,905	165,255	0.459



1218 FRANKLIN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01276-000	08/04/2021 00017	401	50,000	4,931

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	45,069	92,564	0.487

1013 HUMPHREY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01053-000	08/03/2021 00017	401	63,000	4,262

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	58,738	76,578	0.767

Neighborhoods Used: 00017.#17 WINCHESTER ST AREA

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	5	19.14	21.94	1.005
After Application of E.C.F.s		13.31	17.56	1.020

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.781(1)	1.000(0)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.614(2)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.559(1)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	0.461(1)	0.606(2)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.585 (7)
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: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00017 - #17 WINCHESTER ST AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 1.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

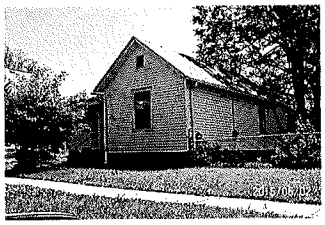
Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

NGH #18

Neighborhoods Used: 00018.#18 ALMYRA/CONANT AREA

211 ALMYRA AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00038-000		11/09/2022 00018	401	40,000	3,804
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	36,196	77,036	0.470



1837 OAK ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00129-000		10/21/2022 00018	401	52,900	4,357
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	60	48,543	86,130	0.564

415 NORWOOD DR

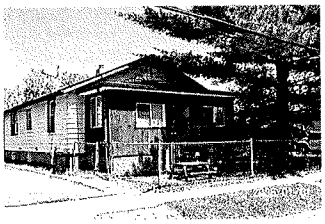
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00138-000		07/26/2022 00018	401	125,000	8,406
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	116,594	178,486	0.653

502 FERNWOOD DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00293-000		01/27/2022 00018	401	56,000	4,808
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	51,192	93,895	0.545

518 CONANT AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00458-000		09/08/2021 00018	401	90,000	6,559
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	62	83,441	186,909	0.446

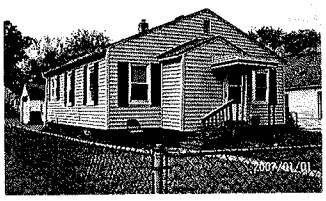


339 CONANT AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00594-000		05/13/2021 00018	401	69,000	3,144
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	60	65,856	87,538	0.752

1834 PETERS ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
49-00185-000		04/23/2021 00018	401	58,000	2,979
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	55,021	72,570	0.758



Neighborhoods Used: 00018.#18 ALMYRA/CONANT AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	173,668	173,668	173,668	173,668	173,668	173,668
1-S	430,409	430,409	430,409	430,409	430,409	430,409
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	178,486	178,486	178,486	178,486	178,486	178,486
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 782,563
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+-S	114,399	114,399	114,399	114,399	114,399	114,399
1-S	225,850	225,850	225,850	225,850	225,850	225,850
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	116,594	116,594	116,594	116,594	116,594	116,594
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 456,843
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	11	15.21	18.31	1.010
After Application of E.C.F.s		12.40	15.27	0.997

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0.659(2)	0.659(2)	0.659(2)	0.659(2)	0.659(2)	0.659(2)
1-S	0.525(4)	0.525(4)	0.525(4)	0.525(4)	0.525(4)	0.525(4)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.653(1)	0.653(1)	0.653(1)	0.653(1)	0.653(1)	0.653(1)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00018.#18 ALMYRA/CONANT AREA

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.584 (7)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00018 - #18 ALMYRA/CONANT AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.40
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

NGH #19

05/18/2023
12:07 PM

Ngh 19

Sale Summary Report

County: 58-55- MONROE Unit: CITY OF MONROE

DB: Monroe 2024

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio	
~~59-01902-005~~	~~401~~	~~00019~~	~~04/20/2022~~	~~WD~~	~~33,780~~	~~105,000~~	~~32.17~~	Gov't Sale
~~59-01902-005~~	~~401~~	~~00019~~	~~04/20/2022~~	~~OTH~~	~~33,780~~	~~2,094~~	~~1613.18~~	
~~59-01901-000~~	~~401~~	~~00019~~	~~01/26/2022~~	~~WD~~	~~81,030~~	~~170,000~~	~~47.66~~	Gov't Sale
~~59-01901-002~~	~~401~~	~~00019~~	~~09/09/2021~~	~~WD~~	~~32,480~~	~~125,000~~	~~25.98~~	Gov't Sale
Averages:					45,268	100,524	45.03	

*** *** Statistics for this group (4 in sample) *** ***

Statistical Mean= 429.750 Median= 39.918 Maximum= 1,613.181 Minimum= 25.984

*** *** Statistics about Mean *** ***

Normalized Average Deviation	=	1.37688	(Coefficient of Dispersion)
Average Squared Deviation	=	622,530.90752	(Variance)
Square Root of Squared Deviation	=	789.00628	(Standard Deviation)
Normalized Standard Deviation	=	1.83597	(Covariance)

2 Standard Deviation Range (Low) = -1,148.26239 (High) = 2,007.76273

*** *** Statistics about Median *** ***

Normalized Average Deviation	=	10.03737	(Coefficient of Dispersion)
Average Squared Deviation	=	825,156.33040	(Variance)
Square Root of Squared Deviation	=	908.38116	(Standard Deviation)
Normalized Standard Deviation	=	22.75614	(Covariance)

2 Standard Deviation Range (Low) = -1,776.84425 (High) = 1,856.68039

* No Valid Sales / Set Similiar to Ngh 20

2023

Oa .935

2024

Oa 1.010 +16.76%

NGH #20

2

Neighborhoods Used: 00020.#20 DETROIT AVE AREA

1012 HARBOR AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00446-000		03/06/2023 00020	401	165,000	14,953
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	150,047	117,871	1.273

L

1013 DETROIT AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00392-000		10/24/2022 00020	401	100,000	13,585
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	65	86,415	95,159	0.908

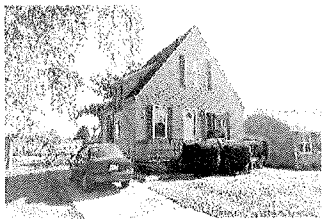
H

925 HARBOR AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00455-000		06/10/2022 00020	401	130,000	11,139
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	118,861	112,073	1.061

812 HARBOR AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00431-000		01/14/2022 00020	401	107,000	14,878
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	92,122	103,993	0.886



H

Neighborhoods Used: 00020.#20 DETROIT AVE AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	229,944	229,944	229,944	229,944	229,944	229,944
1.25-S	199,152	199,152	199,152	199,152	199,152	199,152
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 429,096
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+-S	0	0	0	0	0	0
1-S	268,908	268,908	268,908	268,908	268,908	268,908
1.25-S	178,537	178,537	178,537	178,537	178,537	178,537
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 447,445
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	2	10.24	15.99	1.025
After Application of E.C.F.s		4.68	6.00	1.005

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.169(2)	1.169(2)	1.169(2)	1.169(2)	1.169(2)	1.169(2)
1.25-S	0.896(2)	0.896(2)	0.896(2)	0.896(2)	0.896(2)	0.896(2)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00020.#20 DETROIT AVE AREA

NEWER HOMES	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)
TRIPLEX	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. : 1.043 (4)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00020 - #20 DETROIT AVE AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

NGH #21

2 ✓

Neighborhoods Used: 00021.#21 S MICHIGAN AVE AREA

433 ARBOR AVE

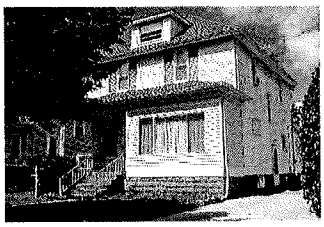
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01309-000	03/24/2023 00021	401	177,500	19,533

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	157,967	165,150	0.957

203 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01177-000	02/17/2023 00021	401	160,000	20,075

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	139,925	154,739	0.904



503 ARBOR AVE

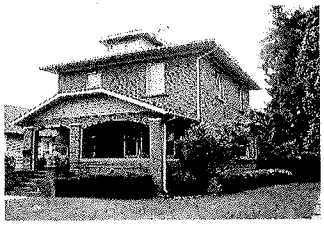
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01319-000	02/15/2023 00021	401	170,000	14,269

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	155,731	142,123	1.096

322 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01348-000	02/13/2023 00021	401	215,000	20,533

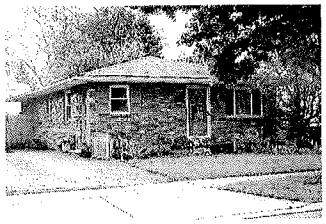
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	63	194,467	170,490	1.141



526 MAPLE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01560-000	01/17/2023 00021	401	120,000	19,207

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	100,793	138,521	0.728



636 E ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01863-001	12/30/2022 00021	401	113,400	36,563

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	76,837	93,696	0.820

657 MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01640-000	12/23/2022 00021	401	159,400	26,316

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	133,084	131,111	1.015

329 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01192-000	12/21/2022 00021	401	122,500	17,070

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	65	105,430	96,453	1.093

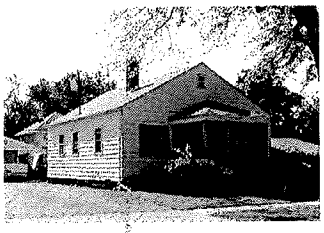
Neighborhoods Used: 00021.#21 S MICHIGAN AVE AREA

157 ARBOR AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01290-000		12/16/2022 00021	401	222,000	21,113
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	63	200,887	172,925	1.162

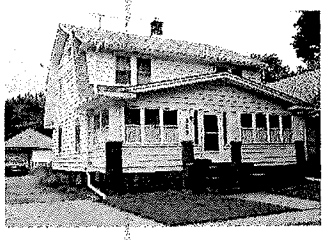
204 MAPLE BLVD

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01450-000		10/24/2022 00021	401	133,900	22,422
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	111,478	89,714	1.243



323 RIVERVIEW AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01191-000		10/18/2022 00021	401	140,000	19,923
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	120,077	130,927	0.917



321 ARBOR AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01301-000		10/04/2022 00021	401	160,000	19,119
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	140,881	116,987	1.204

218 MICHIGAN AVE

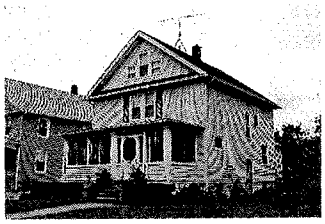
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01463-000		08/18/2022 00021	401	150,000	18,951
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	65	131,049	111,828	1.172

118 MICHIGAN AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01424-000		08/18/2022 00021	401	150,000	17,951
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	132,049	124,961	1.057

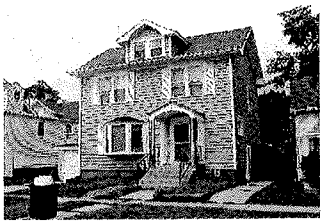
411 ARBOR AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01305-000		08/03/2022 00021	401	152,000	20,033
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	131,967	165,955	0.795



407 RIVERVIEW AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01197-000		07/28/2022 00021	401	155,000	16,938
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	138,062	107,814	1.281



Neighborhoods Used: 00021.#21 S MICHIGAN AVE AREA

534 MAPLE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01569-000	06/16/2022 00021	401	155,000	22,922

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	65	132,078	119,929	1.101

145 MICHIGAN AVE

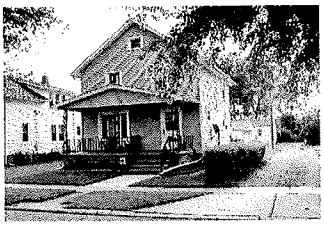
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01442-000	06/15/2022 00021	401	155,500	17,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	75	137,644	136,690	1.007

416 MAPLE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01505-000	05/26/2022 00021	401	85,000	15,474

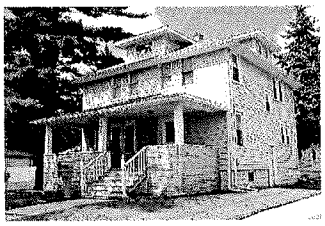
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	69,526	110,292	0.630



475 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01317-000	05/02/2022 00021	401	140,000	17,951

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	122,049	159,811	0.764



121 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01168-000	04/29/2022 00021	401	180,000	21,891

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	158,109	159,997	0.988

623 ARBOR AVE

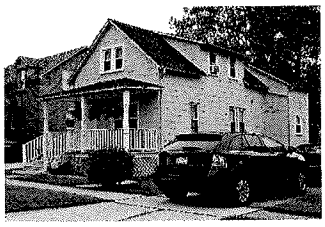
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00015-000	04/14/2022 00021	401	155,000	26,794

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	128,206	135,317	0.947

527 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01221-000	03/11/2022 00021	401	108,000	20,033

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	55	87,967	80,141	1.098



727 MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01631-000	03/03/2022 00021	401	132,000	15,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	55	116,144	104,013	1.117

Neighborhoods Used: 00021.#21 S MICHIGAN AVE AREA

436 MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01520-000	03/02/2022 00021	401	126,001	20,618

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	105,383	91,311	1.154

311 MICHIGAN AVE

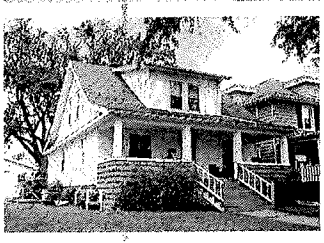
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01483-000	02/11/2022 00021	401	185,000	22,170

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	162,830	147,947	1.101

517 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01323-000	01/11/2022 00021	401	165,000	20,033

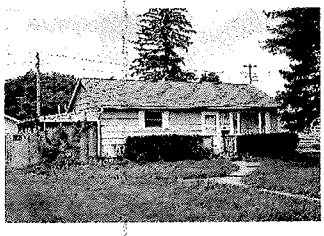
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	144,967	143,724	1.009



471 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01316-000	01/03/2022 00021	401	131,000	21,796

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	109,204	110,949	0.984



327 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01302-000	12/22/2021 00021	401	149,900	18,609

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	131,291	154,960	0.847

161 RIVERVIEW AVE

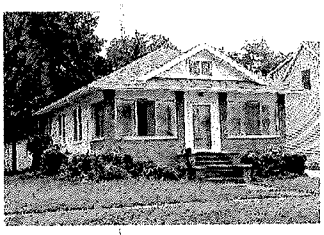
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01178-000	11/29/2021 00021	401	169,900	22,061

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	147,839	136,263	1.085

449 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01313-000	11/02/2021 00021	401	127,094	20,033

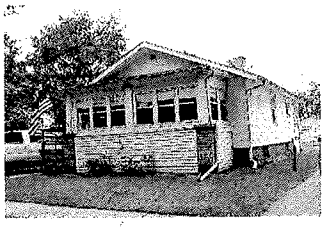
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	60	107,061	101,798	1.052



468 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01233-000	10/21/2021 00021	401	99,500	20,033

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	79,467	81,623	0.974

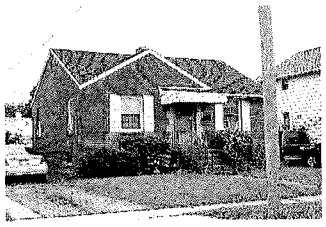


Neighborhoods Used: 00021.#21 S MICHIGAN AVE AREA

643 MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01644-000	10/18/2021 00021	401	67,000	17,356

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	49,644	76,967	0.645



530 RIVERVIEW AVE

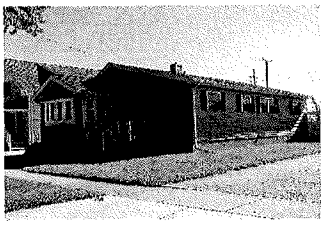
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01771-000	10/04/2021 00021	401	125,000	22,089

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	55	102,911	118,564	0.868

520 MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01566-000	09/27/2021 00021	401	160,000	27,344

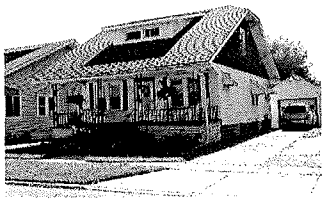
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	132,656	153,410	0.865



218 MAPLE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01461-000	09/20/2021 00021	401	135,000	17,356

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	60	117,644	118,584	0.992



537 MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01654-000	09/20/2021 00021	401	135,000	15,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	70	119,144	103,382	1.152

639 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01773-000	08/25/2021 00021	401	234,900	23,387

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	68	211,513	210,562	1.005

329 RIVERVIEW AVE

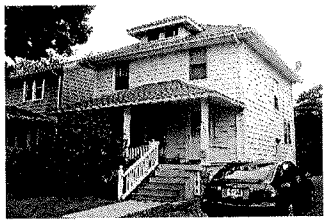
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01192-000	08/11/2021 00021	401	105,000	17,070

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	65	87,930	96,453	0.912

517 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01218-000	08/06/2021 00021	401	95,000	15,695

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	79,305	94,417	0.840

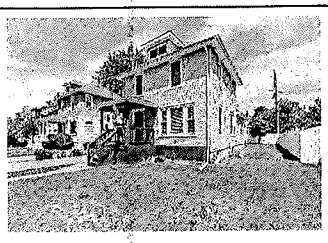


Neighborhoods Used: 00021.#21 S MICHIGAN AVE AREA

418 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01244-000	07/30/2021 00021	401	169,900	20,533

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	149,367	175,771	0.850



306 MAPLE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01478-000	07/26/2021 00021	401	135,000	17,356

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	70	117,644	105,983	1.110

610 E ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01860-000	07/23/2021 00021	401	320,000	52,737

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	267,263	244,366	1.094

315 ARBOR AVE

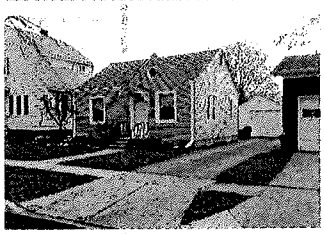
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01298-000	07/19/2021 00021	401	159,000	18,619

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	65	140,381	122,007	1.151

702 MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01676-000	07/19/2021 00021	401	65,000	17,951

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	47,049	74,981	0.627



662 MICHIGAN AVE

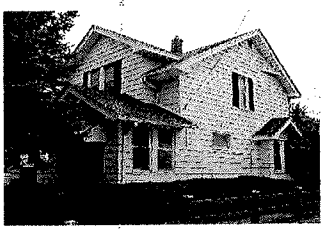
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01675-000	07/16/2021 00021	401	129,900	17,951

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	111,949	119,327	0.938

402 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01248-000	07/12/2021 00021	401	164,900	18,119

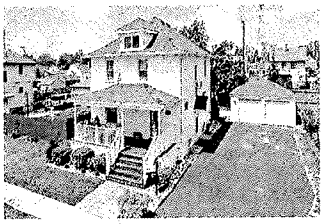
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	146,781	128,858	1.139



221 MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01465-000	06/29/2021 00021	401	186,000	20,148

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	165,852	145,625	1.139



Neighborhoods Used: 00021.#21 S MICHIGAN AVE AREA

424 E ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01163-000	06/25/2021 00021	401	111,500	33,186

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	78,314	120,085	0.652

459 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01314-000	06/21/2021 00021	401	200,000	19,533

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	80	180,467	162,658	1.109

516 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01227-000	06/11/2021 00021	401	108,000	18,533

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	89,467	111,562	0.802

307 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01186-000	06/08/2021 00021	401	125,000	16,661

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	108,339	112,152	0.966

209 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01292-000	05/28/2021 00021	401	186,500	20,033

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	166,467	174,997	0.951

465 MAPLE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01400-000	05/24/2021 00021	401	160,000	16,854

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	143,146	121,986	1.173

914 MAPLE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01606-000	05/20/2021 00021	401	113,500	16,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	96,644	96,995	0.996

638 MAPLE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01580-000	05/12/2021 00021	401	133,500	19,177

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	65	114,323	94,908	1.205

Neighborhoods Used: 00021.#21 S MICHIGAN AVE AREA

717 E ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01415-000	04/21/2021 00021	401	225,000	20,515

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	204,485	224,925	0.909

153 MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01448-000	04/08/2021 00021	401	131,500	17,356

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	114,144	109,659	1.041

Neighborhoods Used: 00021.#21 S MICHIGAN AVE AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	319,609	319,609	319,609	319,609	319,609	319,609
1-S	1,507,021	1,507,021	1,507,021	1,507,021	1,507,021	1,507,021
1.25-S	431,418	431,418	431,418	431,418	431,418	431,418
1.5-S	854,880	854,880	854,880	854,880	854,880	854,880
1.75-S	362,079	362,079	362,079	362,079	362,079	362,079
2-S	4,032,336	4,032,336	4,032,336	4,032,336	4,032,336	4,032,336
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 7,507,343
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+-S	355,754	355,754	355,754	355,754	355,754	355,754
1-S	1,387,489	1,387,489	1,387,489	1,387,489	1,387,489	1,387,489
1.25-S	443,082	443,082	443,082	443,082	443,082	443,082
1.5-S	931,955	931,955	931,955	931,955	931,955	931,955
1.75-S	397,169	397,169	397,169	397,169	397,169	397,169
2-S	3,937,829	3,937,829	3,937,829	3,937,829	3,937,829	3,937,829
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 7,453,278
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
58	8	11.85	15.50	1.020
After Application of E.C.F.s		10.70	14.04	1.019

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.113(3)	1.113(3)	1.113(3)	1.113(3)	1.113(3)	1.113(3)
1-S	0.921(13)	0.921(13)	0.921(13)	0.921(13)	0.921(13)	0.921(13)
1.25-S	1.027(4)	1.027(4)	1.027(4)	1.027(4)	1.027(4)	1.027(4)
1.5-S	1.090(7)	1.090(7)	1.090(7)	1.090(7)	1.090(7)	1.090(7)
1.75-S	1.097(3)	1.097(3)	1.097(3)	1.097(3)	1.097(3)	1.097(3)
2-S	0.977(28)	0.977(28)	0.977(28)	0.977(28)	0.977(28)	0.977(28)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00021.#21 S MICHIGAN AVE AREA

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.993 (58)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00021 - #21 S MICHIGAN AVE AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

2023		2021	
1+S	1.180	1+S	1.160
1-S	0.940	1-S	0.930
1.25	1.040	1.25	1.030
1.5	1.090	1.5	1.090
1.75	1.070	1.75	1.050
2-S	1.010	2-S	0.990

+ 6.71%

NGH #22

Neighborhoods Used: 00022.#22 ROSEWOOD AREA

509 PARKWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00733-000	02/06/2023 00022	401	155,000	22,113

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	132,887	120,151	1.106

604 PARKWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00751-000	09/29/2022 00022	401	182,000	21,428

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	160,572	136,110	1.180

623 MAYWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00671-000	06/30/2022 00022	401	225,000	28,388

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	72	196,612	192,522	1.021

624 MAYWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00673-001	03/02/2022 00022	401	115,000	19,853

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	80	95,147	123,629	0.770

Keep Sale

417 PARKWOOD AVE

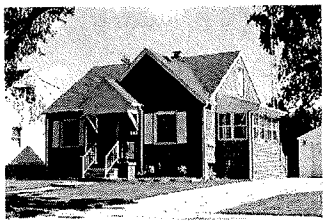
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00728-000	09/30/2021 00022	401	150,000	21,164

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	63	128,836	144,914	0.889

513 MAYWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00663-000	06/24/2021 00022	401	170,000	25,032

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	70	144,968	160,151	0.905



509 SCOTTWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00771-000	05/05/2021 00022	401	135,000	23,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	112,000	106,613	1.051

2023		2024		
0a	1.030	0a	1.000	
1-S	.980	1-S	.910	+ 8.58%
Duplex	.790	Duplex	.780	

Neighborhoods Used: 00022.#22 ROSEWOOD AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	226,764	226,764	226,764	226,764	226,764	226,764
1.25-S	633,697	633,697	633,697	633,697	633,697	633,697
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 860,461
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 123,629
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

0.996

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	244,887	244,887	244,887	244,887	244,887	244,887
1.25-S	630,988	630,988	630,988	630,988	630,988	630,988
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

OG = 1.000
*Don't use

Total Single Family Sale Residual Values : 875,875
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 95,147
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	1	10.19	12.57	1.013
After Application of E.C.F.s		5.59	7.36	1.005

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

too high

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.080(2)	1.080(2)	1.080(2)	1.080(2)	1.080(2)	1.080(2)
1.25-S	0.996(4)	0.996(4)	0.996(4)	0.996(4)	0.996(4)	0.996(4)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00022.#22 ROSEWOOD AREA

NEWER HOMES	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)
TRIPLEX	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. : 1.018 (6) → use for OG
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 0.770 (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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00022 - #22 ROSEWOOD AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

NGH #23

2

Neighborhoods Used: 00023.#23 N MICHIGAN AVE AREA

1115 MICHIGAN AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00989-000		02/27/2023 00023	401	130,000	17,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	112,500	94,258	1.194

1274 MAPLE BLVD

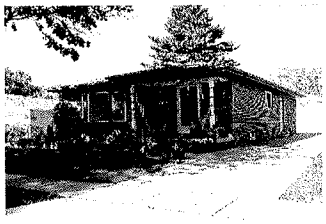
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01050-000		08/08/2022 00023	401	135,000	19,082
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	115,918	105,102	1.103

1107 MICHIGAN AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00991-000		06/30/2022 00023	401	165,000	19,889
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	130,528	163,626	0.798

Commercial Buildings:

ResidualValue	CostByManual	E.C.F.
14583	18281	0.798

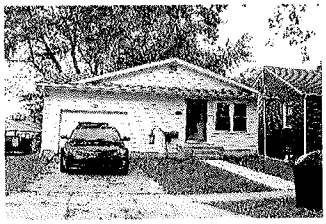


1012 MAPLE BLVD

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01005-000		04/19/2022 00023	401	220,000	21,596
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	198,404	176,642	1.123

1143 MICHIGAN AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00982-000		03/07/2022 00023	401	150,000	17,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	133,000	130,871	1.016

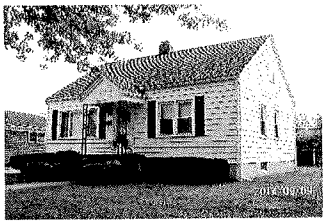


1342 MICHIGAN AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00916-000		10/28/2021 00023	401	156,000	18,283
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	70	137,717	115,291	1.195

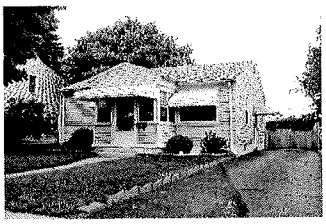
1204 MICHIGAN AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00885-000		09/23/2021 00023	401	122,500	22,257
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	70	100,243	105,225	0.953



1226 MAPLE BLVD

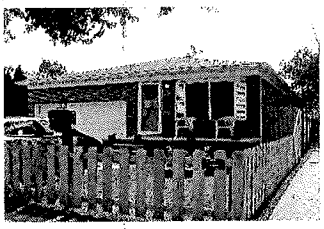
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01038-000		07/30/2021 00023	401	130,000	17,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	112,500	111,436	1.010



Neighborhoods Used: 00023.#23 N MICHIGAN AVE AREA

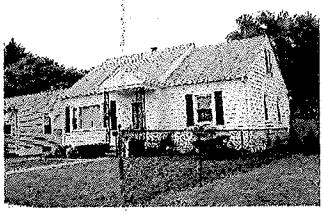
1156 MAPLE BLVD

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01030-000		07/26/2021 00023	401	188,000	17,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	68	170,500	227,129	0.751



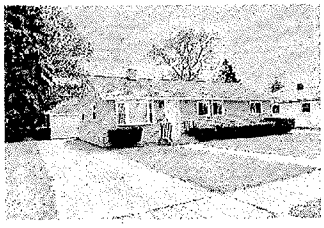
1222 MAPLE BLVD

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01037-000		07/16/2021 00023	401	125,000	18,821
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	70	106,179	109,697	0.968



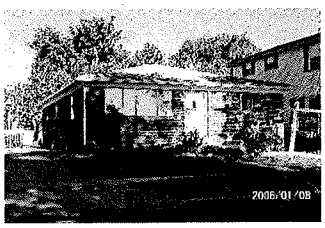
1120 MAPLE BLVD

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01021-000		07/12/2021 00023	401	149,900	21,096
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	128,804	118,125	1.090



1215 MICHIGAN AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00974-000		05/27/2021 00023	401	162,500	17,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	145,000	129,474	1.120



Neighborhoods Used: 00023.#23 N MICHIGAN AVE AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	115,291	115,291	115,291	115,291	115,291	115,291
1-S	974,920	974,920	974,920	974,920	974,920	974,920
1.25-S	496,666	496,666	496,666	496,666	496,666	496,666
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

0.956 1.048

Total Single Family Costs by Manual : 1,586,876
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 : 18,281

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	137,717	137,717	137,717	137,717	137,717	137,717
1-S	932,832	932,832	932,832	932,832	932,832	932,832
1.25-S	520,744	520,744	520,744	520,744	520,744	520,744
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,591,293
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 : 14,583

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	0	10.15	13.44	0.995
After Application of E.C.F.s		9.41	12.43	0.996

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

too high / Based on 1 sale

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.195(1)	1.195(1)	1.195(1)	1.195(1)	1.195(1)	1.195(1)
1-S	0.957(7)	0.957(7)	0.957(7)	0.957(7)	0.957(7)	0.957(7)
1.25-S	1.048(4)	1.048(4)	1.048(4)	1.048(4)	1.048(4)	1.048(4)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00023.#23 N MICHIGAN AVE AREA

NEWER HOMES	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)
TRIPLEX	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. : 1.003 (12)
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. : 0.798 (1)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00023 - #23 N MICHIGAN AVE AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

2023		2024	
1+S	0.980	1+S	0.940
1-S	1.020	1-S	0.980
1.25, 1.5, 1.75	> 1.020	1.25, 1.5, 1.75	> 1.050
2-S	0.850	2-S	0.810

+4.73%

NGH #24

1

Neighborhoods Used: 00024.#24 ARBOR N OF GREENWOOD

1253 MAPLE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00114-000	01/20/2023 00024	401	110,000	26,067

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	83,933	114,766	0.731

outlier

1341 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00232-000	01/06/2023 00024	401	162,000	20,519

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	141,481	111,782	1.266

1357 MAPLE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00134-000	09/29/2022 00024	401	139,900	16,860

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	123,040	101,838	1.208

L 1.25-S

Keep

Keep

1350 ARBOR AVE

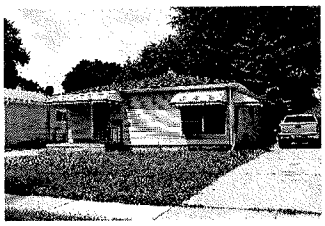
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00169-000	09/22/2022 00024	401	165,000	17,360

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	147,640	120,358	1.227

1223 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00208-000	07/26/2022 00024	401	130,000	17,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	112,198	130,179	0.862



1334 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00173-000	04/05/2021 00024	401	124,500	16,860

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	80	107,640	100,530	1.071

2023		2024	
Oa	1.010	Oa	1.050
1-S	.960	1-S	1.000
1.25	1.020		

+11.55%

Neighborhoods Used: 00024.#24 ARBOR N OF GREENWOOD

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	100,530	100,530	100,530	100,530	100,530	100,530
1-S	346,782	346,782	346,782	346,782	346,782	346,782
1.25-S	232,140	232,140	232,140	232,140	232,140	232,140
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

1.050 = 00

Total Single Family Costs by Manual : 679,452
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+-S	107,640	107,640	107,640	107,640	107,640	107,640
1-S	319,171	319,171	319,171	319,171	319,171	319,171
1.25-S	289,121	289,121	289,121	289,121	289,121	289,121
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 715,932
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	15.23	18.15	1.022
After Application of E.C.F.s		8.11	11.91	1.008

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.071(1)	1.071(1)	1.071(1)	1.071(1)	1.071(1)	1.071(1)
1-S	0.920(3)	0.920(3)	0.920(3)	0.920(3)	0.920(3)	0.920(3)
1.25-S	1.245(2)	1.245(2)	1.245(2)	1.245(2)	1.245(2)	1.245(2)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00024.#24 ARBOR N OF GREENWOOD

NEWER HOMES	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)
TRIPLEX	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. : 1.054 (6)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00024 - #24 ARBOR N OF GREENWOOD

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

NGH #25

2

Neighborhoods Used: 00025.#25 N HOLLYWOOD DR

1633 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00059-001	10/24/2022 00025	401	380,000	29,168

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	350,832	495,245	0.708

360 COLE RD

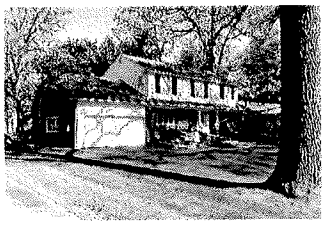
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00036-000	03/08/2022 00025	401	439,900	48,537

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	391,363	599,747	0.653

1547 HOLLYWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00040-000	02/14/2022 00025	401	329,900	36,643

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	293,257	325,272	0.902



1575 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00085-000	07/15/2021 00025	401	320,000	38,474

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	281,526	305,282	0.922

Neighborhoods Used: 00025.#25 N HOLLYWOOD DR

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	305,282	305,282	305,282	305,282	305,282	305,282
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	1,420,264	1,420,264	1,420,264	1,420,264	1,420,264	1,420,264
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,725,545
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+-S	0	0	0	0	0	0
1-S	281,526	281,526	281,526	281,526	281,526	281,526
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	1,035,452	1,035,452	1,035,452	1,035,452	1,035,452	1,035,452
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,316,978
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	12.36	17.00	0.983
After Application of E.C.F.s		7.34	10.77	0.990

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.922(1)	0.922(1)	0.922(1)	0.922(1)	0.922(1)	0.922(1)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.729(3)	0.729(3)	0.729(3)	0.729(3)	0.729(3)	0.729(3)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00025.#25 N HOLLYWOOD DR

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.763 (4)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00025 - #25 N HOLLYWOOD DR

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

2023	2024	
Oa .740	Oa .760	+10.02%
1-S .760	1-S .780	

Based on only 1 1-S, using rest of rights % increase.

NGH #26

2

Neighborhoods Used: 00026.#26 N RIVERVIEW AVE

1330 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00275-000	08/30/2022 00026	401	259,000	28,586

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	230,414	230,464	1.000

1224 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00296-000	06/28/2022 00026	401	216,000	29,086

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	186,914	238,634	0.783

1051 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01148-000	06/17/2022 00026	401	206,200	29,561

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	176,639	188,441	0.937

1263 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00318-000	06/07/2022 00026	401	333,000	34,366

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	298,634	340,024	0.878

1404 ARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00159-000	02/18/2022 00026	401	310,000	30,138

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	72	279,862	299,187	0.935

1430 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00255-000	12/21/2021 00026	401	185,000	26,847

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	158,153	169,059	0.935

1264 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00286-000	12/14/2021 00026	401	185,000	30,380

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	154,620	179,338	0.862

1359 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00337-000	11/12/2021 00026	401	200,000	27,319

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	172,681	277,072	0.623

Neighborhoods Used: 00026.#26 N RIVERVIEW AVE

1405 ARBOR AVE

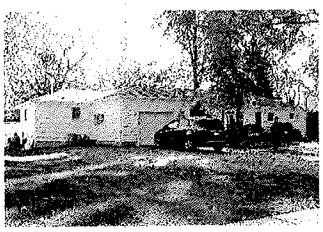
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00244-000	08/16/2021 00026	401	185,000	23,001

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	161,999	160,909	1.007

1554 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00094-000	08/13/2021 00026	401	291,000	47,006

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	81	243,994	219,844	1.110



1208 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00300-000	07/21/2021 00026	401	130,000	29,118

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	100,882	157,522	0.640

227 OAKWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00516-000	07/16/2021 00026	401	119,000	27,556

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	60	91,444	95,072	0.962

1351 RIVERVIEW AVE

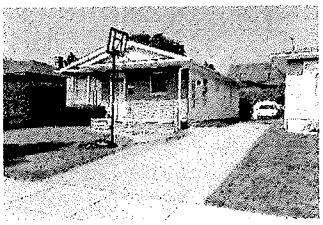
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00335-000	06/10/2021 00026	401	270,000	29,098

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	80	240,902	273,939	0.879

1233 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00311-000	06/04/2021 00026	401	144,000	22,828

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	72	121,172	127,023	0.954



1352 RIVERVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00270-000	05/04/2021 00026	401	172,000	26,347

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	145,653	186,845	0.780

Neighborhoods Used: 00026.#26 N RIVERVIEW AVE

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	2,605,305	2,605,305	2,605,305	2,605,305	2,605,305	2,605,305
1.25-S	95,072	95,072	95,072	95,072	95,072	95,072
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	169,059	169,059	169,059	169,059	169,059	169,059
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	273,939	273,939	273,939	273,939	273,939	273,939
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,143,374
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+-S	0	0	0	0	0	0
1-S	2,273,464	2,273,464	2,273,464	2,273,464	2,273,464	2,273,464
1.25-S	91,444	91,444	91,444	91,444	91,444	91,444
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	158,153	158,153	158,153	158,153	158,153	158,153
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	240,902	240,902	240,902	240,902	240,902	240,902
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,763,963
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
15	1	10.78	15.42	1.012
After Application of E.C.F.s		9.62	13.68	1.015

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.873(12)	0.873(12)	0.873(12)	0.873(12)	0.873(12)	0.873(12)
1.25-S	0.962(1)	0.962(1)	0.962(1)	0.962(1)	0.962(1)	0.962(1)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.935(1)	0.935(1)	0.935(1)	0.935(1)	0.935(1)	0.935(1)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00026.#26 N RIVERVIEW AVE

NEWER HOMES	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	0.879(1)	0.879(1)	0.879(1)	0.879(1)	0.879(1)	0.879(1)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.879 (15)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00026 - #26 N RIVERVIEW AVE

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

2022		2023	
1-5, 1+5	0.910	1-5, 1+5	0.900
1.25	1.250	1.25	1.240
1.75, 1.5	1.050	1.5, 1.75	1.040
2-5	0.910	2-5	0.900
TRI	0.910	TRI	0.900
Duplex	0.730	Duplex	0.760
BI	0.990	BI	0.980

+ 8.65%

* Lowered by 1 point across the board, due to 12 1-5 Sales. Following 1-5 sales %.

NGH #27

2

Neighborhoods Used: 00027.#27 S HOLLYWOOD DR

601 HOLLYWOOD DR

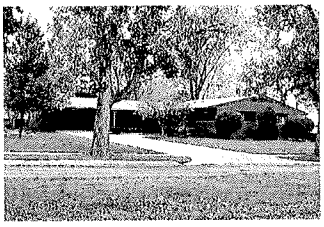
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00612-000	09/16/2022 00027	401	189,900	23,836

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	166,064	153,733	1.080

306 HOLLYWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00563-000	08/29/2022 00027	401	250,000	31,305

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	218,695	257,699	0.849



430 HOLLYWOOD DR

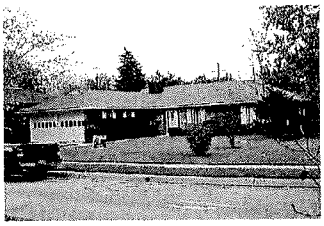
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00824-000	07/26/2022 00027	401	325,000	32,490

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	292,510	312,061	0.937

510 HOLLYWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00811-000	06/17/2022 00027	401	195,000	29,281

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	165,719	192,316	0.862



136 HOLLYWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00587-000	04/18/2022 00027	401	435,000	33,219

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	75	401,781	434,071	0.926

643 HOLLYWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00622-000	03/04/2022 00027	401	165,000	23,336

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	141,664	173,539	0.816

705 HOLLYWOOD DR

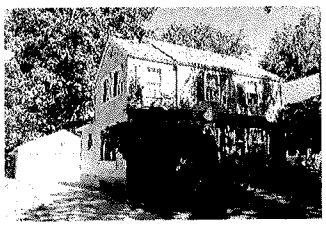
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00627-000	02/24/2022 00027	401	243,000	28,181

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	65	214,819	203,675	1.055

807 HOLLYWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00633-000	01/14/2022 00027	401	225,000	25,874

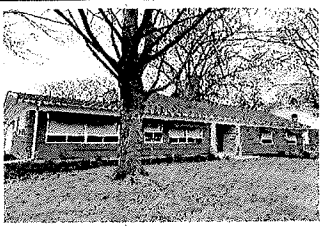
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	75	199,126	206,637	0.964



Neighborhoods Used: 00027.#27 S HOLLYWOOD DR

660 HOLLYWOOD DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00797-000		10/21/2021 00027	401	275,000	38,488
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	236,512	241,892	0.978



720 HOLLYWOOD DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00761-000		09/17/2021 00027	401	249,600	27,464
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	222,136	325,822	0.682

659 HOLLYWOOD DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00625-000		07/12/2021 00027	401	139,100	23,336
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	75	115,764	146,135	0.792

824 HOLLYWOOD DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-00722-000		05/26/2021 00027	401	216,000	23,429
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	80	192,571	208,524	0.923

Neighborhoods Used: 00027.#27 S HOLLYWOOD DR

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	1,017,728	1,017,728	1,017,728	1,017,728	1,017,728	1,017,728
1.25-S	0	0	0	0	0	0
1.5-S	146,135	146,135	146,135	146,135	146,135	146,135
1.75-S	412,199	412,199	412,199	412,199	412,199	412,199
2-S	1,280,041	1,280,041	1,280,041	1,280,041	1,280,041	1,280,041
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,856,103
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+-S	0	0	0	0	0	0
1-S	843,062	843,062	843,062	843,062	843,062	843,062
1.25-S	0	0	0	0	0	0
1.5-S	115,764	115,764	115,764	115,764	115,764	115,764
1.75-S	407,390	407,390	407,390	407,390	407,390	407,390
2-S	1,201,145	1,201,145	1,201,145	1,201,145	1,201,145	1,201,145
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,567,361
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	0	8.67	11.69	1.006
After Application of E.C.F.s		6.46	8.78	1.001

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.828(4)	0.828(4)	0.828(4)	0.828(4)	0.828(4)	0.828(4)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	0.792(1)	0.792(1)	0.792(1)	0.792(1)	0.792(1)	0.792(1)
1.75-S	0.988(2)	0.988(2)	0.988(2)	0.988(2)	0.988(2)	0.988(2)
2-S	0.938(5)	0.938(5)	0.938(5)	0.938(5)	0.938(5)	0.938(5)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00027.#27 S HOLLYWOOD DR

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.899 (12)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00027 - #27 S HOLLYWOOD DR

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

2023

Oa .880

2024

Oa 0.900

+ 11.26%

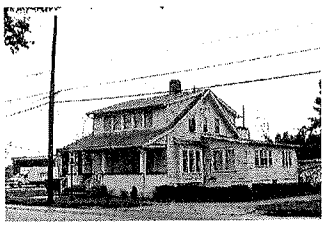
NGH #28

Neighborhoods Used: 00028.#28 OLDER E ELM AVE

110 E ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01511-000	08/20/2021 00028	401	115,000	31,136

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	62	83,864	163,379	0.513



2023

Oa 0.560

2024

Oa 0.550 +8.12%

One Sale. Set similar to Dgh 51

Neighborhoods Used: 00028.#28 OLDER E ELM AVE

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	163,379	163,379	163,379	163,379	163,379	163,379
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 163,379
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+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	83,864	83,864	83,864	83,864	83,864	83,864
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 83,864
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
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.513(1)	0.513(1)	0.513(1)	0.513(1)	0.513(1)	0.513(1)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00028.#28 OLDER E ELM AVE

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.513 (1)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00028 - #28 OLDER E ELM AVE

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

NGH #29

Neighborhoods Used: 00029.#29 LINCOLN AVE AREA

149 LINCOLN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00834-000	11/08/2022 00029	401	294,000	22,392

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	271,608	260,649	1.042

L

325 TREMONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00068-000	10/31/2022 00029	401	230,000	25,260

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	57	204,740	236,454	0.866

123 LINCOLN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00829-000	10/24/2022 00029	401	235,000	23,567

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	211,433	217,779	0.971

L

535 N MACOMB ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00002-000	10/07/2022 00029	401	169,900	23,473

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	146,427	188,802	0.776

H

206 N MACOMB ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01711-000	08/10/2022 00029	401	260,000	35,598

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	48	224,402	205,560	1.092

L

143 N MACOMB ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00035-000	06/22/2022 00029	401	257,000	19,483

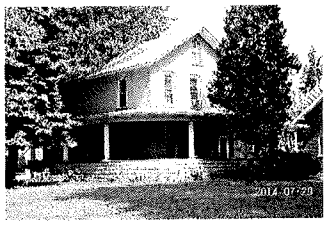
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	237,517	208,680	1.138

L

503 N MACOMB ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01226-000	06/17/2022 00029	401	170,000	32,705

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	58	137,295	208,712	0.658



H

151 LINCOLN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00835-000	06/03/2022 00029	401	240,033	21,886

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	218,147	242,866	0.898

Neighborhoods Used: 00029.#29 LINCOLN AVE AREA

116 TREMONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00027-000	04/13/2022 00029	401	169,900	21,199

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	148,701	211,297	0.704

H

531 N MACOMB ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00001-000	03/11/2022 00029	401	185,001	26,658

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	65	158,343	182,457	0.868

312 TREMONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00060-000	03/09/2022 00029	401	178,500	26,406

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	65	152,094	132,594	1.147

L

137 LINCOLN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00832-000	02/16/2022 00029	401	185,000	24,999

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	160,001	189,036	0.846

301 LINCOLN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00843-000	12/03/2022 00029	401	199,000	21,317

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	177,683	197,530	0.900

328 LINCOLN AVE

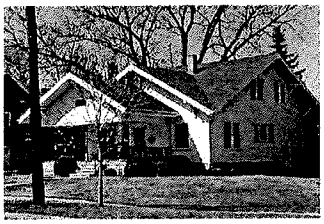
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-00850-000	09/20/2021 00029	401	130,000	15,592

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	114,408	141,878	0.806

515 N MACOMB ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01228-000	07/28/2021 00029	401	185,000	27,898

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	65	157,102	212,308	0.740



33 E WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00052-000	06/30/2021 00029	401	165,000	22,993

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DUPLEX ATTACH	80	142,007	174,606	0.813

High 4 Low 5 Other 8

Neighborhoods Used: 00029.#29 LINCOLN AVE AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	188,802	188,802	188,802	188,802	188,802	188,802
1.25-S	0	0	0	0	0	0
1.5-S	344,902	344,902	344,902	344,902	344,902	344,902
1.75-S	182,457	182,457	182,457	182,457	182,457	182,457
2-S	2,320,440	2,320,440	2,320,440	2,320,440	2,320,440	2,320,440
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	174,606	174,606	174,606	174,606	174,606	174,606
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,211,208
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+-S	0	0	0	0	0	0
1-S	146,427	146,427	146,427	146,427	146,427	146,427
1.25-S	0	0	0	0	0	0
1.5-S	309,196	309,196	309,196	309,196	309,196	309,196
1.75-S	158,343	158,343	158,343	158,343	158,343	158,343
2-S	2,105,935	2,105,935	2,105,935	2,105,935	2,105,935	2,105,935
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	142,007	142,007	142,007	142,007	142,007	142,007
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,861,908
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
16	0	11.05	13.89	1.020
After Application of E.C.F.s		10.35	13.77	1.017

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.776(1)	0.776(1)	0.776(1)	0.776(1)	0.776(1)	0.776(1)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	0.896(2)	0.896(2)	0.896(2)	0.896(2)	0.896(2)	0.896(2)
1.75-S	0.868(1)	0.868(1)	0.868(1)	0.868(1)	0.868(1)	0.868(1)
2-S	0.908(11)	0.908(11)	0.908(11)	0.908(11)	0.908(11)	0.908(11)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	0.813(1)	0.813(1)	0.813(1)	0.813(1)	0.813(1)	0.813(1)

Neighborhoods Used: 00029.#29 LINCOLN AVE AREA

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.891 (16)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00029 - #29 LINCOLN AVE AREA

Max # of Res. Buildings: 10 — Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

2023
.870

2024
Ca .890 + 10.18%

NGH #30

2 ✓

Neighborhoods Used: 00030.#30 FERN CT

425 FERN CT

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01814-000		04/20/2022 00030	401	150,000	19,861
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	130,139	115,999	1.122

428 FERN CT

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01801-000		04/01/2022 00030	401	110,000	17,791
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	92,209	123,072	0.749

431 FERN CT

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01815-000		07/26/2021 00030	401	149,900	20,979
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	128,921	128,936	1.000

2023
oa .970

2024
oa .960

+7.76%

Neighborhoods Used: 00030.#30 FERN CT

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	368,007	368,007	368,007	368,007	368,007	368,007
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 368,007
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+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	351,269	351,269	351,269	351,269	351,269	351,269
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 351,269
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
3	0	12.49	16.09	1.020
After Application of E.C.F.s		12.46	16.04	1.020

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.955(3)	0.955(3)	0.955(3)	0.955(3)	0.955(3)	0.955(3)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00030.#30 FERN CT

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.955 (3)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00030 - #30 FERN CT

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

NGH #31

2

Neighborhoods Used: 00031.#31 SACKETT ST AREA

117 E LORAIN ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01293-000		11/10/2022 00031	401	197,500	21,565
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	53	175,935	173,917	1.012

452 N MONROE ST

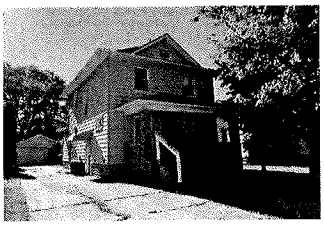
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01326-000		12/20/2021 00031	401	164,900	15,903
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	56	148,997	158,242	0.942

47 E LORAIN ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01297-000		09/10/2021 00031	401	180,000	32,481
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	75	147,519	195,203	0.756

458 SACKETT AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01261-000		08/24/2021 00031	401	143,000	17,946
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	125,054	124,565	1.004



2023

Oc .920

2024

Oc .920 +8.54%

Neighborhoods Used: 00031.#31 SACKETT ST AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	651,928	651,928	651,928	651,928	651,928	651,928
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 651,928
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+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	597,505	597,505	597,505	597,505	597,505	597,505
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 597,505
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	1	7.92	10.54	0.998
After Application of E.C.F.s		7.95	10.71	0.998

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.917(4)	0.917(4)	0.917(4)	0.917(4)	0.917(4)	0.917(4)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00031.#31 SACKETT ST AREA

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.917 (4)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00031 - #31 SACKETT ST AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

NGH #32

1 ✓

Neighborhoods Used: 00032.#32 GLENDALE CT

118 GLENDALE CT

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01275-000		12/12/2022 00032	401	140,000	16,724
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	123,276	112,226	1.098

H

121 GLENDALE CT

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01280-000		11/22/2021 00032	401	126,000	19,127
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	65	106,873	96,796	1.104

L

2023
Oa .940

2024
Oa 1.100 + 84.68%

Neighborhoods Used: 00032.#32 GLENDALE CT

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	112,226	112,226	112,226	112,226	112,226	112,226
1.25-S	0	0	0	0	0	0
1.5-S	96,796	96,796	96,796	96,796	96,796	96,796
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 209,021
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+-S	0	0	0	0	0	0
1-S	123,276	123,276	123,276	123,276	123,276	123,276
1.25-S	0	0	0	0	0	0
1.5-S	106,873	106,873	106,873	106,873	106,873	106,873
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 230,149
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	0.06	0.08	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.098(1)	1.098(1)	1.098(1)	1.098(1)	1.098(1)	1.098(1)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.104(1)	1.104(1)	1.104(1)	1.104(1)	1.104(1)	1.104(1)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00032.#32 GLENDALE CT

NEWER HOMES	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)
TRIPLEX	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. : 1.101 (2)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00032 - #32 GLENDALE CT

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

NGH #33

Neighborhoods Used: 00033.#33 E LORAIN ST, W OF HOLLYWOOD

224 E LORAIN ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01822-000		01/31/2022 00033	401	117,000	13,435
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	70	103,565	92,210	1.123

318 E LORAIN ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
59-01829-000		09/10/2021 00033	401	129,900	19,420
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	110,480	103,558	1.067

2023

Oa .810

2024

Oa .960 +33.98%

* Only 2 sales. Set similar to nghb 3a

Neighborhoods Used: 00033.#33 E LORAIN ST, W OF HOLLYWOOD

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	92,210	92,210	92,210	92,210	92,210	92,210
1.75-S	0	0	0	0	0	0
2-S	103,558	103,558	103,558	103,558	103,558	103,558
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 195,768
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+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	103,565	103,565	103,565	103,565	103,565	103,565
1.75-S	0	0	0	0	0	0
2-S	110,480	110,480	110,480	110,480	110,480	110,480
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 214,045
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	2.31	3.35	0.999
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.123(1)	1.123(1)	1.123(1)	1.123(1)	1.123(1)	1.123(1)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.067(1)	1.067(1)	1.067(1)	1.067(1)	1.067(1)	1.067(1)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00033.#33 E LORAIN ST, W OF HOLLYWOOD

NEWER HOMES	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)
TRIPLEX	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. : 1.093 (2)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00033 - #33 E LORAIN ST, W OF HOLLYWOOD

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

ONLY 2 VALID SALES IN STUDY.

SET SIMILAR TO NGH 32.

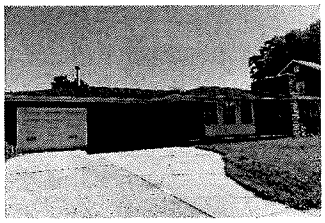
NGH #34

Neighborhoods Used: 00034.#34 GROVE ST AREA

115 E GROVE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00280-000	02/18/2022 00034	401	220,000	24,047

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	195,953	192,248	1.019



21 LEMERAND ST

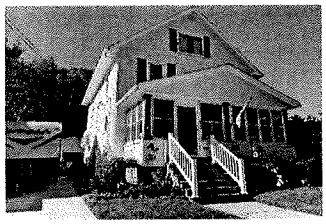
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00208-000	12/30/2021 00034	401	125,000	17,668

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	107,332	95,545	1.123

50 E GROVE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00008-000	05/20/2021 00034	401	185,000	16,813

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	168,187	157,268	1.069



2023		2024		
OA	1.070	OA	1.060	+ 7.17%
B1+TR1	1.100	B1+TR1	1.090	

Neighborhoods Used: 00034.#34 GROVE ST AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	287,793	287,793	287,793	287,793	287,793	287,793
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	157,268	157,268	157,268	157,268	157,268	157,268
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 445,061
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+-S	0	0	0	0	0	0
1-S	303,285	303,285	303,285	303,285	303,285	303,285
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	168,187	168,187	168,187	168,187	168,187	168,187
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 471,472
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
3	0	2.74	3.37	0.993
After Application of E.C.F.s		2.78	3.56	0.992

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.054(2)	1.054(2)	1.054(2)	1.054(2)	1.054(2)	1.054(2)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.069(1)	1.069(1)	1.069(1)	1.069(1)	1.069(1)	1.069(1)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00034.#34 GROVE ST AREA

NEWER HOMES	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)
TRIPLEX	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. : 1.059 (3)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00034 - #34 GROVE ST AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

NGH #35

2 ✓

Neighborhoods Used: 00035.#35 EAST N MONROE ST

27 MARION DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01349-001	07/12/2022 00035	401	190,000	26,554

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	163,446	160,544	1.018

726 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01347-000	03/18/2022 00035	401	154,000	21,277

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	59	132,723	121,398	1.093

902 N MONROE ST

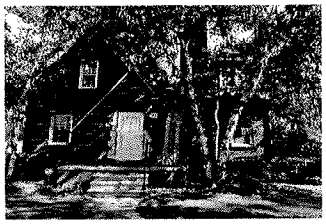
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01354-000	01/27/2022 00035	401	145,000	29,640

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	59	115,360	134,019	0.861

1016 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01360-000	01/21/2022 00035	401	150,000	20,805

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	59	129,195	158,228	0.817



830 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01353-000	08/13/2021 00035	401	145,500	30,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	59	115,360	140,576	0.821

2023
Oa 0.910

2024
Oa 0.930

+9.56%

Neighborhoods Used: 00035.#35 EAST N MONROE ST

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	121,398	121,398	121,398	121,398	121,398	121,398
1.5-S	158,228	158,228	158,228	158,228	158,228	158,228
1.75-S	0	0	0	0	0	0
2-S	435,138	435,138	435,138	435,138	435,138	435,138
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 714,764
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+-S	0	0	0	0	0	0
1-S	0	0	0	0	0	0
1.25-S	132,723	132,723	132,723	132,723	132,723	132,723
1.5-S	129,195	129,195	129,195	129,195	129,195	129,195
1.75-S	0	0	0	0	0	0
2-S	394,166	394,166	394,166	394,166	394,166	394,166
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 656,084
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
5	0	8.07	10.77	1.006
After Application of E.C.F.s		4.38	5.88	1.006

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	1.093(1)	1.093(1)	1.093(1)	1.093(1)	1.093(1)	1.093(1)
1.5-S	0.817(1)	0.817(1)	0.817(1)	0.817(1)	0.817(1)	0.817(1)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.906(3)	0.906(3)	0.906(3)	0.906(3)	0.906(3)	0.906(3)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00035.#35 EAST N MONROE ST

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.918 (5)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00035 - #35 EAST N MONROE ST

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

NGH #36

ONLY 1 VALID SALES IN STUDY.

SET SIMILAR TO NGH 51.

1

Neighborhoods Used: 00036.#36 MACB/HOLLYWD/MAYWD

1050 N MACOMB ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01742-006	02/27/2023 00036	401	590,000	88,934

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	501,066	787,573	0.636

2023

Oa 0.590

2024

Oa 0.590 +9.41%

* One sale, set similiar to Dgh St.

Neighborhoods Used: 00036.#36 MACB/HOLLYWD/MAYWD

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	787,573	787,573	787,573	787,573	787,573	787,573
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 787,573
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+-S	0	0	0	0	0	0
1-S	501,066	501,066	501,066	501,066	501,066	501,066
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 501,066
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
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.636(1)	0.636(1)	0.636(1)	0.636(1)	0.636(1)	0.636(1)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00036.#36 MACB/HOLLYWD/MAYWD

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.636 (1)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00036 - #36 MACB/HOLLYWD/MAYWD

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

NGH #37

Neighborhoods Used: 00037.#37 LINSWOOD CONDO'S

55 LINSWOOD DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00216-019		04/20/2022 00037	407	178,000	1,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	177,000	201,960	0.876

27 LINSWOOD DR

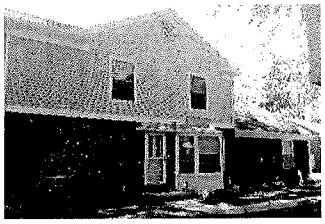
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00216-005		03/02/2022 00037	407	179,900	1,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	178,900	196,445	0.911

1 LINSWOOD DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00216-001		02/28/2022 00037	407	154,900	1,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	153,900	204,612	0.752

47 LINSWOOD DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00216-016		06/18/2021 00037	407	156,500	1,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	155,500	179,040	0.869



35 LINSWOOD DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00216-011		05/13/2021 00037	407	140,000	1,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	139,000	163,924	0.848

51 LINSWOOD DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00216-017		05/10/2021 00037	407	147,500	1,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	146,500	190,890	0.767

2023 2024

00 0.860 ; 00 0.840 +4.67%

Neighborhoods Used: 00037.#37 LINSWOOD CONDO'S

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	401,057	401,057	401,057	401,057	401,057	401,057
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	735,814	735,814	735,814	735,814	735,814	735,814
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,136,871
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+-S	0	0	0	0	0	0
1-S	332,800	332,800	332,800	332,800	332,800	332,800
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	618,000	618,000	618,000	618,000	618,000	618,000
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 950,800
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	5.92	7.31	1.004
After Application of E.C.F.s		5.88	7.16	1.004

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.830(2)	0.830(2)	0.830(2)	0.830(2)	0.830(2)	0.830(2)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.840(4)	0.840(4)	0.840(4)	0.840(4)	0.840(4)	0.840(4)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00037.#37 LINSWOOD CONDO'S

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.836 (6)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00037 - #37 LINSWOOD CONDO'S

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

NGH #38

NO VALID SALES IN STUDY.

SET SIMILAR TO NGH 39.

NGH #39

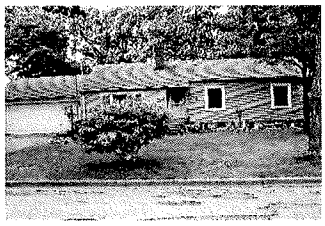
Neighborhoods Used: 00039.#39 STANDFORD DR AREA

111 SYLVAN DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00556-000		08/15/2022 00039	401	184,500	15,936
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	75	168,564	165,923	1.016

125 SYLVAN DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00559-000		08/08/2022 00039	401	180,000	18,246
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	161,754	187,890	0.861

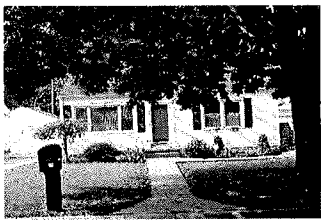


102 STOCKTON DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00600-000		01/21/2022 00039	401	175,000	15,635
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	159,365	116,816	1.364

103 STANFORD DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00616-000		01/21/2022 00039	401	156,000	16,436
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	139,564	157,390	0.887



132 STANFORD DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00623-000		10/20/2021 00039	401	153,000	13,195
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	139,805	135,757	1.030

1263 N MONROE ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00655-000		07/27/2021 00039	401	130,000	17,667
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	112,333	107,103	1.049

131 STEDMAN DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00659-000		06/09/2021 00039	401	115,000	12,288
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	102,712	110,426	0.930

Neighborhoods Used: 00039.#39 STANDFORD DR AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	562,808	562,808	562,808	562,808	562,808	562,808
1.25-S	252,573	252,573	252,573	252,573	252,573	252,573
1.5-S	165,923	165,923	165,923	165,923	165,923	165,923
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 981,305
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+-S	0	0	0	0	0	0
1-S	516,363	516,363	516,363	516,363	516,363	516,363
1.25-S	299,170	299,170	299,170	299,170	299,170	299,170
1.5-S	168,564	168,564	168,564	168,564	168,564	168,564
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 984,097
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	9.22	12.05	1.003
After Application of E.C.F.s		6.68	8.43	0.998

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.917(4)	0.917(4)	0.917(4)	0.917(4)	0.917(4)	0.917(4)
1.25-S	1.184(2)	1.184(2)	1.184(2)	1.184(2)	1.184(2)	1.184(2)
1.5-S	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00039.#39 STANDFORD DR AREA

NEWER HOMES	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)
TRIPLEX	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. : 1.003 (7)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00039 - #39 STANDFORD DR AREA

Max # of Res. Buildings: 10 — Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

2023 — Oa 1.080

2024 — Oa 1.000 + 0.11%

NGH #40

2

Neighborhoods Used: 00040.#40 GODFROY/BORGESS/ST MARYS SOUTH

511 GODFROY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00454-000	03/03/2023 00040	401	180,000	20,353

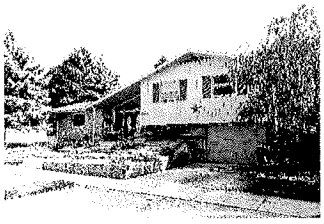
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	75	159,647	215,091	0.742

H

304 ST MARYS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00509-001	02/16/2023 00040	401	176,000	18,600

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	157,400	196,815	0.800



H

422 BORGESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00335-000	12/16/2022 00040	401	235,000	23,744

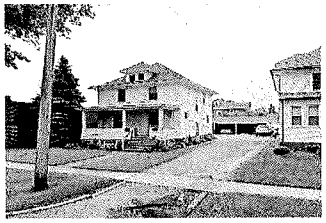
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	211,256	194,615	1.086

L

15 W VINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00499-000	12/09/2022 00040	401	129,900	18,252

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	55	111,648	133,041	0.839



H

28 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00495-000	12/05/2022 00040	401	208,000	20,477

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	187,523	180,401	1.039

L

BP= No value yet

324 COLLEGE PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00488-000	11/10/2022 00040	401	247,500	24,144

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	67	223,356	165,548	1.349

L

109 W VINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00533-000	09/16/2022 00040	401	156,000	21,369

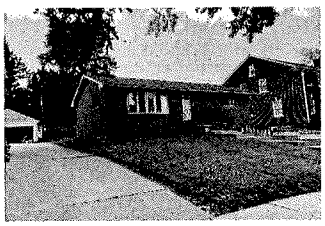
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	65	134,631	133,534	1.008

L

410 GODFROY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00433-000	09/12/2022 00040	401	143,000	19,160

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	123,840	117,532	1.054



L

Neighborhoods Used: 00040.#40 GODFROY/BORGESS/ST MARYS SOUTH

205 W NOBLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01429-001	08/23/2022 00040	401	195,000	23,764

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	80	171,236	215,032	0.796

BP = Do value

123 W VINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00539-000	08/15/2022 00040	401	210,000	19,412

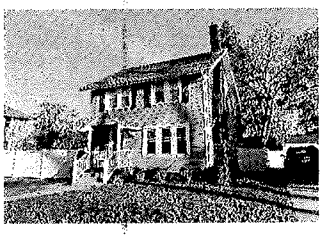
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	190,588	153,722	1.240

may need to eliminate

516 GODFROY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00413-000	08/09/2022 00040	401	185,000	22,918

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	162,082	132,166	1.226



117 BORGESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01412-000	06/24/2022 00040	401	299,000	22,129

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	68	276,871	345,884	0.800

321 W LORAIN ST

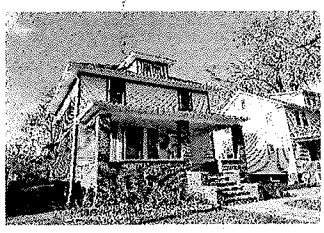
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00479-000	05/17/2022 00040	401	250,000	22,141

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	227,859	197,766	1.152

507 ST MARYS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00358-000	04/06/2022 00040	401	150,000	21,260

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	128,740	157,393	0.818



111 BORGESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01411-001	03/15/2022 00040	401	199,900	20,127

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	71	179,773	152,146	1.182

BP = Do value

509 BORGESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00389-000	03/04/2022 00040	401	150,000	19,712

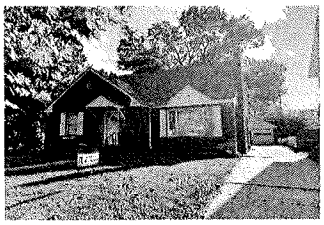
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	60	130,288	119,405	1.091

Neighborhoods Used: 00040.#40 GODFROY/BORGESS/ST MARYS SOUTH

436 GODFROY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00427-000	01/18/2022 00040	401	205,000	21,912

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	71	183,088	267,988	0.683



448 BORGESS AVE

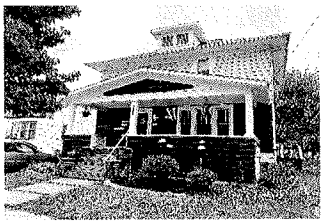
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00341-000	01/13/2022 00040	401	200,000	23,705

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	62	176,295	177,266	0.995

222 GODFROY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01444-000	12/20/2021 00040	401	205,000	19,519

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	185,481	163,127	1.137



151 GODFROY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01460-000	11/10/2021 00040	401	190,000	28,694

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	70	161,306	187,522	0.860

!!MULTI-PARCEL SALE!!

117 GODFROY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01452-000	06/22/2021 00040	401	207,000	31,148

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	175,852	243,581	0.722

BP = 100 value

325 SHADOWLAWN PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00472-000	06/15/2021 00040	401	179,000	18,703

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	160,297	135,755	1.181

101 W VINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00531-000	05/28/2021 00040	401	123,000	21,355

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	65	101,645	113,304	0.897

415 BORGESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00373-000	05/17/2021 00040	401	175,000	19,928

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	155,072	143,416	1.081

Neighborhoods Used: 00040.#40 GODFROY/BORGESS/ST MARYS SOUTH

220 W ELM AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01494-000		04/21/2021 00040	401	157,000	19,353
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	137,647	164,073	0.839

309 W ELM AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01522-000		04/08/2021 00040	401	225,000	36,399
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	60	188,601	165,615	1.139

Neighborhoods Used: 00040.#40 GODFROY/BORGESS/ST MARYS SOUTH

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	119,405	119,405	119,405	119,405	119,405	119,405
1-S	405,433	405,433	405,433	405,433	405,433	405,433
1.25-S	0	0	0	0	0	0
1.5-S	761,871	761,871	761,871	761,871	761,871	761,871
1.75-S	486,671	486,671	486,671	486,671	486,671	486,671
2-S	2,601,543	2,601,543	2,601,543	2,601,543	2,601,543	2,601,543
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	196,815	196,815	196,815	196,815	196,815	196,815
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

1,011,509

OA = 1.070

Total Single Family Costs by Manual : 4,571,737
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+-S	130,288	130,288	130,288	130,288	130,288	130,288
1-S	463,910	463,910	463,910	463,910	463,910	463,910
1.25-S	0	0	0	0	0	0
1.5-S	679,325	679,325	679,325	679,325	679,325	679,325
1.75-S	484,538	484,538	484,538	484,538	484,538	484,538
2-S	2,486,561	2,486,561	2,486,561	2,486,561	2,486,561	2,486,561
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	157,400	157,400	157,400	157,400	157,400	157,400
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

1078,736

Total Single Family Sale Residual Values : 4,402,022
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
26	2	15.30	17.57	1.005
After Application of E.C.F.s		12.27	15.02	1.007

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.091(1)	1.091(1)	1.091(1)	1.091(1)	1.091(1)	1.091(1)
1-S	1.144(3)	1.144(3)	1.144(3)	1.144(3)	1.144(3)	1.144(3)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	0.892(4)	0.892(4)	0.892(4)	0.892(4)	0.892(4)	0.892(4)
1.75-S	0.996(3)	0.996(3)	0.996(3)	0.996(3)	0.996(3)	0.996(3)
2-S	0.956(14)	0.956(14)	0.956(14)	0.956(14)	0.956(14)	0.956(14)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00040.#40 GODFROY/BORGESS/ST MARYS SOUTH

NEWER HOMES	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	0.800(1)	0.800(1)	0.800(1)	0.800(1)	0.800(1)	0.800(1)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.963 (26)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00040 - #40 GODFROY/BORGESS/ST MARYS SOUTH

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

2022		2023		
0a	0.960	0a	0.980	
1.25, 1.5	1.070	1.25, 1.5	1.090	+ 9.06%
2-5	0.940	2-5	0.960	
Duplex	0.500	Duplex	0.570	

NGH #41

Neighborhoods Used: 00041.#41 GODFROY/BORGESS/ST MARYS NORTH

635 ST MARYS AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01121-000		02/10/2023 00041	401	185,000	23,384
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	75	161,616	165,388	0.977

115 W GROVE ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01091-000		12/05/2022 00041	401	174,900	18,232
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	156,668	143,051	1.095

530 BORGESS AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01094-000		06/17/2022 00041	401	212,000	22,492
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	70	189,508	177,928	1.065

536 BORGESS AVE

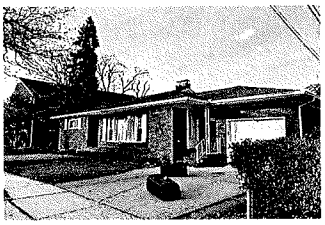
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01093-000		06/07/2022 00041	401	190,000	21,492
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	168,508	134,155	1.256

641 ST MARYS AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01119-000		02/25/2022 00041	401	195,000	25,406
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	169,594	160,787	1.055

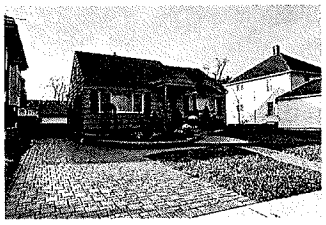
20 W GROVE ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01130-000		11/24/2021 00041	401	185,000	21,634
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	163,366	187,951	0.869



607 N MONROE ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01397-000		11/08/2021 00041	401	215,000	24,189
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	63	190,811	154,920	1.232



601 ST MARYS AVE

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01128-000		08/18/2021 00041	401	177,500	23,681
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	65	153,819	167,274	0.920

Neighborhoods Used: 00041.#41 GODFROY/BORGESS/ST MARYS NORTH

119 W GROVE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01092-000	07/16/2021 00041	401	130,000	17,732

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	112,268	125,978	0.891

H

520 ST MARYS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01084-000	05/20/2021 00041	401	177,000	21,724

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	155,276	146,264	1.062

L

4-H
6-L

Neighborhoods Used: 00041.#41 GODFROY/BORGESS/ST MARYS NORTH

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	474,715	474,715	474,715	474,715	474,715	474,715
1.25-S	313,537	313,537	313,537	313,537	313,537	313,537
1.5-S	498,236	498,236	498,236	498,236	498,236	498,236
1.75-S	0	0	0	0	0	0
2-S	277,206	277,206	277,206	277,206	277,206	277,206
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

1,088,974

00 = 1.080

Total Single Family Costs by Manual : 1,563,695
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+-S	0	0	0	0	0	0
1-S	445,228	445,228	445,228	445,228	445,228	445,228
1.25-S	309,095	309,095	309,095	309,095	309,095	309,095
1.5-S	541,935	541,935	541,935	541,935	541,935	541,935
1.75-S	0	0	0	0	0	0
2-S	325,176	325,176	325,176	325,176	325,176	325,176
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

1,176,806

Total Single Family Sale Residual Values : 1,621,434
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
10	0	8.59	10.64	1.007
After Application of E.C.F.s		6.15	8.30	1.004

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.938(3)	0.938(3)	0.938(3)	0.938(3)	0.938(3)	0.938(3)
1.25-S	0.986(2)	0.986(2)	0.986(2)	0.986(2)	0.986(2)	0.986(2)
1.5-S	1.088(3)	1.088(3)	1.088(3)	1.088(3)	1.088(3)	1.088(3)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.173(2)	1.173(2)	1.173(2)	1.173(2)	1.173(2)	1.173(2)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00041.#41 GODFROY/BORGESS/ST MARYS NORTH

NEWER HOMES	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)
TRIPLEX	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. : 1.037 (10)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00041 - #41 GODFROY/BORGESS/ST MARYS NORTH

Max # of Res. Buildings: 10 — Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30 — Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30 — Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

2023		2024		
00	1.030	00	1.040	
1-5	1.010	1-5	1.060	+11.9%
1.75	1.050	1.75	1.100	
2-5	1.030	2-5	1.100	

* 2-5 raising based on sales. Keeping higher % change for

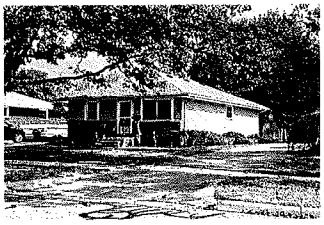
NGH #42

Neighborhoods Used: 00042.#42 OLDER LAVENDER ST AREA

424 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00185-000	02/23/2023 00042	401	131,000	21,365

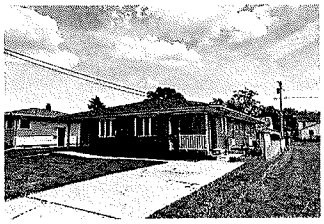
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	109,635	160,016	0.685



126 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00165-000	02/16/2023 00042	401	180,000	20,365

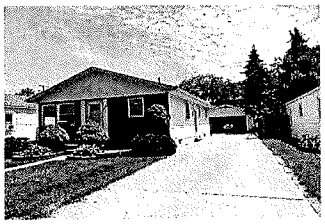
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	75	159,635	182,107	0.877



222 TOLL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01164-000	01/03/2023 00042	401	174,900	17,978

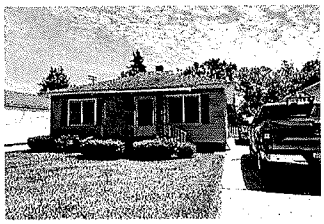
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	156,922	129,911	1.208



214 TOLL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01162-000	12/23/2022 00042	401	140,000	19,163

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	120,837	91,528	1.320



327 LAVENDER ST

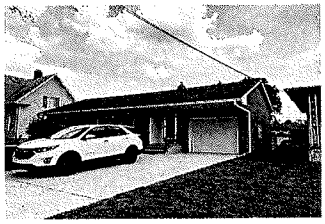
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00139-000	12/19/2022 00042	401	110,000	23,057

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	86,943	129,740	0.670

140 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00167-000	12/02/2022 00042	401	193,000	23,201

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	169,799	164,530	1.032



426 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00099-000	12/01/2022 00042	401	115,000	22,514

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	92,486	98,942	0.935

456 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00191-000	11/18/2022 00042	401	130,000	22,509

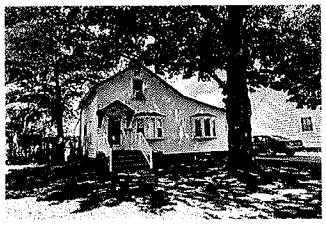
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	107,491	89,772	1.197

Neighborhoods Used: 00042.#42 OLDER LAVENDER ST AREA

451 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00128-000	09/30/2022 00042	401	160,000	20,865

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	70	139,135	106,642	1.305



226 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00172-000	07/14/2022 00042	401	176,500	29,711

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	146,789	150,728	0.974

526 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00200-000	06/24/2022 00042	401	138,000	21,550

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	116,450	102,490	1.136

146 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00079-000	04/22/2022 00042	401	150,000	26,006

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	123,994	117,395	1.056

156 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00081-000	04/21/2022 00042	401	205,000	24,514

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	180,486	164,685	1.096

908 W ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00158-000	03/24/2022 00042	401	105,000	19,591

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	55	85,409	128,648	0.664

319 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00141-000	01/07/2022 00042	401	139,000	16,402

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	55	122,598	107,845	1.137

412 TOLL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01176-000	12/23/2021 00042	401	145,900	17,478

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	128,422	108,408	1.185

Neighborhoods Used: 00042.#42 OLDER LAVENDER ST AREA

323 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00140-000	11/23/2021 00042	401	125,000	16,902

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	108,098	107,891	1.002

141 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01207-000	11/02/2021 00042	401	179,000	17,478

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	161,522	124,683	1.295

1032 W ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01504-000	10/20/2021 00042	401	155,000	20,302

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	54	134,698	129,760	1.038

330 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00179-000	10/06/2021 00042	401	127,900	20,365

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	107,535	102,470	1.049

460 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00192-000	09/15/2021 00042	401	195,000	20,865

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	70	174,135	137,501	1.266

859 W NOBLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00090-000	09/07/2021 00042	401	180,000	21,923

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	80	158,077	172,093	0.919

219 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01203-000	08/18/2021 00042	401	120,000	27,038

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	65	92,962	124,831	0.745

137 N ROESSLER ST

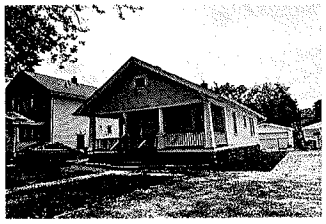
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01208-000	08/13/2021 00042	401	150,000	17,978

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	65	132,022	125,380	1.053

Neighborhoods Used: 00042.#42 OLDER LAVENDER ST AREA

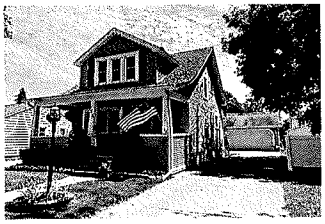
145 N ROESSLER ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01206-000		07/26/2021 00042	401	129,900	15,978
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	60	113,922	85,313	1.335



168 TOLL ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01159-000		07/09/2021 00042	401	174,900	24,596
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75-S	70	150,304	150,491	0.999



416 N ROESSLER ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00183-000		06/30/2021 00042	401	160,000	20,365
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	139,635	182,820	0.764

145 LAVENDER ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00151-000		04/20/2021 00042	401	160,000	24,922
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	75	135,078	160,288	0.843

Neighborhoods Used: 00042.#42 OLDER LAVENDER ST AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	370,432	370,432	370,432	370,432	370,432	370,432
1-S	1,360,627	1,360,627	1,360,627	1,360,627	1,360,627	1,360,627
1.25-S	422,055	422,055	422,055	422,055	422,055	422,055
1.5-S	0	0	0	0	0	0
1.75-S	150,491	150,491	150,491	150,491	150,491	150,491
2-S	979,102	979,102	979,102	979,102	979,102	979,102
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	172,093	172,093	172,093	172,093	172,093	172,093
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,454,800
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 182,107
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+-S	341,962	341,962	341,962	341,962	341,962	341,962
1-S	1,336,155	1,336,155	1,336,155	1,336,155	1,336,155	1,336,155
1.25-S	466,410	466,410	466,410	466,410	466,410	466,410
1.5-S	0	0	0	0	0	0
1.75-S	150,304	150,304	150,304	150,304	150,304	150,304
2-S	1,042,476	1,042,476	1,042,476	1,042,476	1,042,476	1,042,476
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	158,077	158,077	158,077	158,077	158,077	158,077
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 3,495,384
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 159,635
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
28	0	14.63	18.86	1.013
After Application of E.C.F.s		13.04	17.81	1.012

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0.923(3)	0.923(3)	0.923(3)	0.923(3)	0.923(3)	0.923(3)
1-S	0.982(11)	0.982(11)	0.982(11)	0.982(11)	0.982(11)	0.982(11)
1.25-S	1.105(3)	1.105(3)	1.105(3)	1.105(3)	1.105(3)	1.105(3)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	0.999(1)	0.999(1)	0.999(1)	0.999(1)	0.999(1)	0.999(1)
2-S	1.065(8)	1.065(8)	1.065(8)	1.065(8)	1.065(8)	1.065(8)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00042.#42 OLDER LAVENDER ST AREA

NEWER HOMES	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	0.919(1)	0.919(1)	0.919(1)	0.919(1)	0.919(1)	0.919(1)
TRIPLEX	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. : 1.012 (27)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 0.877 (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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00042 - #42 OLDER LAVENDER ST AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

2023

1-S	0.970
1+S	0.950
1.25	0.980
1.5	0.970
1.75	0.980
2-S	1.050
TRI	0.930
Duplex	0.760

2024

1+S	0.930
1-S	0.930
1.25	0.990
1.5	0.980
1.75	0.990
2-S	1.070
TRI	0.930
BI	0.770

+8.56%

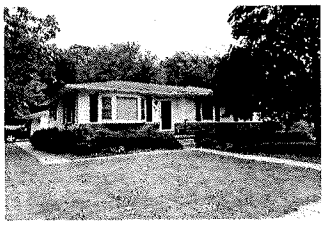
NGH #43

Neighborhoods Used: 00043.#43 NEWER N PART N ROESSLER ST

926 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-330	12/23/2022 00043	401	180,000	22,368

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	157,632	159,157	0.990



640 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-347	11/17/2022 00043	401	253,500	30,206

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	80	223,294	206,414	1.082

1216 JOHN L DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-184	09/26/2022 00043	401	165,000	20,294

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	144,706	164,760	0.878

1228 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-057	11/24/2021 00043	401	162,000	22,771

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	139,229	150,367	0.926

924 CALGARY DR

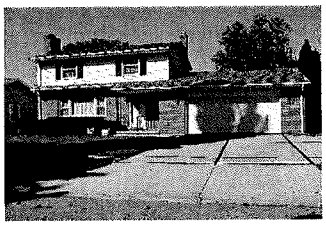
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-120	11/22/2021 00043	401	175,000	25,255

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	149,745	145,985	1.026

1311 MCCORMICK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-125	09/30/2021 00043	401	230,000	24,859

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	205,141	219,226	0.936



1114 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-153	09/23/2021 00043	401	190,450	21,518

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	168,932	165,152	1.023

1312 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-161	07/23/2021 00043	401	165,000	21,427

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	143,573	151,889	0.945

Neighborhoods Used: 00043.#43 NEWER N PART N ROESSLER ST

1206 N ROESSLER ST

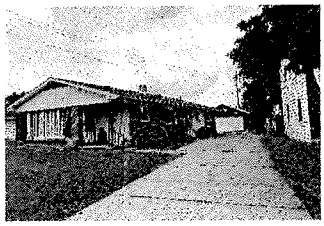
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-156	04/27/2021 00043	401	183,000	22,936

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	160,064	203,180	0.788

1414 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-066	04/09/2021 00043	401	170,000	25,394

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	68	144,606	150,110	0.963



Neighborhoods Used: 00043.#43 NEWER N PART N ROESSLER ST

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	937,052	937,052	937,052	937,052	937,052	937,052
1.25-S	0	0	0	0	0	0
1.5-S	206,414	206,414	206,414	206,414	206,414	206,414
1.75-S	0	0	0	0	0	0
2-S	422,406	422,406	422,406	422,406	422,406	422,406
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	150,367	150,367	150,367	150,367	150,367	150,367
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

1565872

Ca = .956

Total Single Family Costs by Manual : 1,716,239
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+-S	0	0	0	0	0	0
1-S	909,194	909,194	909,194	909,194	909,194	909,194
1.25-S	0	0	0	0	0	0
1.5-S	223,294	223,294	223,294	223,294	223,294	223,294
1.75-S	0	0	0	0	0	0
2-S	365,205	365,205	365,205	365,205	365,205	365,205
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	139,229	139,229	139,229	139,229	139,229	139,229
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

1497693

Total Single Family Sale Residual Values : 1,636,922
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
10	0	5.76	7.74	1.005
After Application of E.C.F.s		3.84	5.03	1.003

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.970(6)	0.970(6)	0.970(6)	0.970(6)	0.970(6)	0.970(6)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.082(1)	1.082(1)	1.082(1)	1.082(1)	1.082(1)	1.082(1)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.865(2)	0.865(2)	0.865(2)	0.865(2)	0.865(2)	0.865(2)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00043.#43 NEWER N PART N ROESSLER ST

NEWER HOMES	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	0.926(1)	0.926(1)	0.926(1)	0.926(1)	0.926(1)	0.926(1)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.954 (10)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00043 - #43 NEWER N PART N ROESSLER ST

Max # of Res. Buildings: 10 — Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

2023	2024	
OO 0.990	OO 0.960	+ 5.70 %
1+TRI 0.830	1+TRI 0.860	

NGH #44

1

Neighborhoods Used: 00044.#44 NEWER S PART N ROESSLER ST

1005 W LORAIN ST

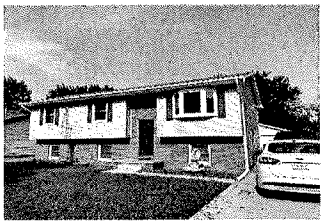
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-263	12/16/2022 00044	401	189,900	21,999

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	167,901	152,053	1.104

555 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00545-332	11/09/2022 00044	401	230,000	20,871

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	209,129	208,898	1.001



575 N ROESSLER ST

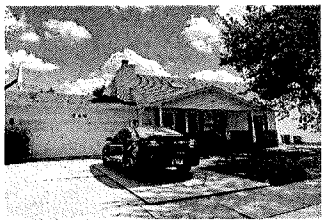
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00545-334	09/28/2022 00044	401	175,000	20,006

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	154,994	184,010	0.842

740 TOLL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00545-306	08/05/2022 00044	401	260,000	24,299

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	80	235,701	235,408	1.001



600 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00372-003	07/25/2022 00044	401	260,000	27,785

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	232,215	239,322	0.970

730 N ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01482-004	04/11/2022 00044	401	225,000	23,272

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	201,728	221,752	0.910

823 LAVENDER ST

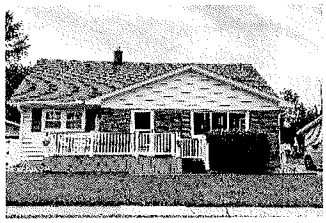
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-367	04/04/2022 00044	401	195,000	21,503

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	173,497	176,672	0.982

805 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-364	01/27/2022 00044	401	185,000	21,503

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	80	163,497	199,346	0.820

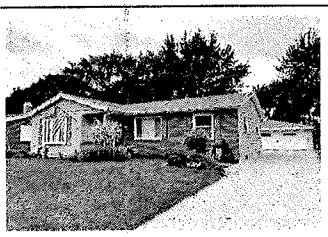


Neighborhoods Used: 00044.#44 NEWER S PART N ROESSLER ST

829 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-368	08/04/2021 00044	401	185,000	23,688

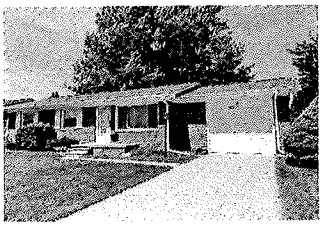
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	161,312	174,704	0.923



629 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-351	07/14/2021 00044	401	169,900	21,197

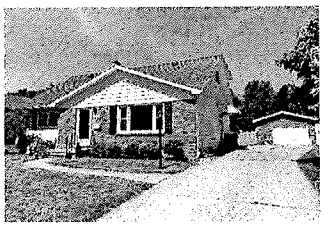
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	148,703	139,775	1.064



611 LAVENDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-348	04/23/2021 00044	401	200,000	21,408

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	80	178,592	191,104	0.935



Neighborhoods Used: 00044.#44 NEWER S PART N ROESSLER ST

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	1,104,278	1,104,278	1,104,278	1,104,278	1,104,278	1,104,278
1.25-S	0	0	0	0	0	0
1.5-S	625,858	625,858	625,858	625,858	625,858	625,858
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	208,898	208,898	208,898	208,898	208,898	208,898
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	184,010	184,010	184,010	184,010	184,010	184,010
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,123,044
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+-S	0	0	0	0	0	0
1-S	1,085,356	1,085,356	1,085,356	1,085,356	1,085,356	1,085,356
1.25-S	0	0	0	0	0	0
1.5-S	577,790	577,790	577,790	577,790	577,790	577,790
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	209,129	209,129	209,129	209,129	209,129	209,129
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	154,994	154,994	154,994	154,994	154,994	154,994
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,027,269
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
11	0	6.24	7.87	1.002
After Application of E.C.F.s		4.52	6.01	1.001

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.983(6)	0.983(6)	0.983(6)	0.983(6)	0.983(6)	0.983(6)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	0.923(3)	0.923(3)	0.923(3)	0.923(3)	0.923(3)	0.923(3)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00044.#44 NEWER S PART N ROESSLER ST

NEWER HOMES	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	0.842(1)	0.842(1)	0.842(1)	0.842(1)	0.842(1)	0.842(1)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.955 (11)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00044 - #44 NEWER S PART N ROESSLER ST

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

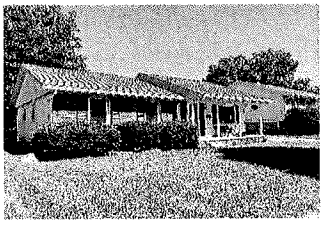
2023		2024		
Oa	0.930	Oa	0.960	
BI	0.900	BI	0.940	+11.81%
TU	0.790	TU	0.830	

NGH #45

Neighborhoods Used: 00045.#45 TOLL ST ON TRACKS

407 TOLL ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-245		06/09/2022 00045	401	160,000	23,856
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	136,144	125,412	1.086

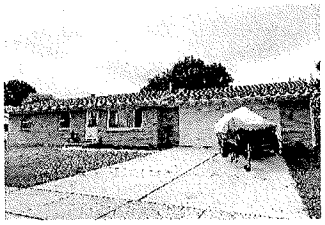


325 TOLL ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-241		07/26/2021 00045	401	175,000	23,686
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	151,314	169,256	0.894

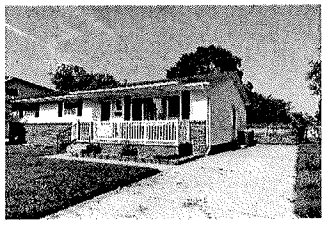
1333 JOHN L DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00544-197		07/01/2021 00045	401	182,500	18,945
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	163,555	164,962	0.991



615 TOLL ST

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00545-276		04/09/2021 00045	401	161,600	21,254
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	140,346	140,313	1.000



Neighborhoods Used: 00045.#45 TOLL ST ON TRACKS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	599,943	599,943	599,943	599,943	599,943	599,943
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 599,943
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+-S	0	0	0	0	0	0
1-S	591,359	591,359	591,359	591,359	591,359	591,359
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 591,359
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	4.40	5.99	0.998
After Application of E.C.F.s		4.38	5.97	0.998

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.986(4)	0.986(4)	0.986(4)	0.986(4)	0.986(4)	0.986(4)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00045.#45 TOLL ST ON TRACKS

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.986 (4)
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: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00045 - #45 TOLL ST ON TRACKS

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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

2023
OA 1.030
BL + TRI 0.790

2024
OA 0.990 + 3.29%
BL + TRI 0.760

NGH #46

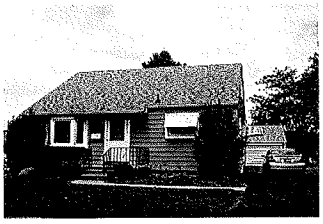
FINAL

Neighborhoods Used: 00046.#46 BENTLEY DR AREA

411 BENTLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00848-000	03/27/2023 00046	401	189,500	16,785

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	172,715	143,223	1.206



510 BENTLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00897-000	02/28/2023 00046	401	122,000	17,100

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	70	104,900	90,540	1.159

545 HUBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01020-000	01/09/2023 00046	401	160,000	17,600

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	142,400	125,932	1.131

637 HUBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01011-000	01/05/2023 00046	401	143,000	23,562

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	55	119,438	88,797	1.345

431 HUBER DR

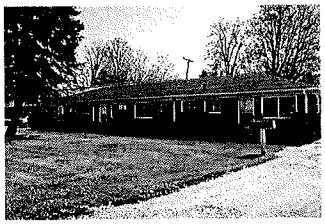
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01038-000	12/08/2022 00046	401	100,000	27,974

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	60	72,026	78,473	0.918

902 N TELEGRAPH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00733-000	11/02/2022 00046	401	229,900	22,062

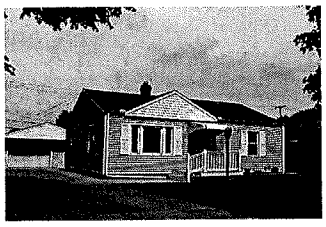
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	60	207,838	195,668	1.062



819 HUBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00998-000	10/06/2022 00046	401	129,900	17,600

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	112,300	96,097	1.169



473 BENTLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00835-000	09/30/2022 00046	401	232,500	27,992

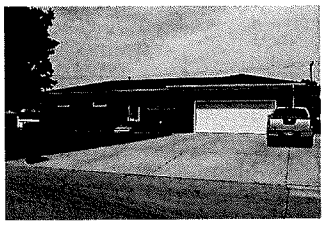
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	65	204,508	190,181	1.075

Neighborhoods Used: 00046.#46 BENTLEY DR AREA

901 HUBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00996-000	09/27/2022 00046	401	200,000	28,778

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	171,222	201,462	0.850



324 BENTLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00878-000	07/29/2022 00046	401	99,900	17,100

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	82,800	92,783	0.892

638 BENTLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00913-000	06/28/2022 00046	401	164,000	19,212

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	144,788	116,945	1.238

817 BENTLEY DR

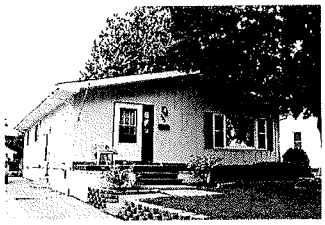
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00804-000	06/03/2022 00046	401	139,000	17,100

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	121,900	136,089	0.896

303 BENTLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00856-001	05/03/2022 00046	401	143,000	18,120

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	124,880	150,678	0.829



919 BENTLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00799-000	04/25/2022 00046	401	199,900	24,062

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	59	175,838	92,494	1.901

307 HUBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01049-000	03/10/2022 00046	401	159,900	17,600

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	142,300	128,668	1.106

401 HUBER DR

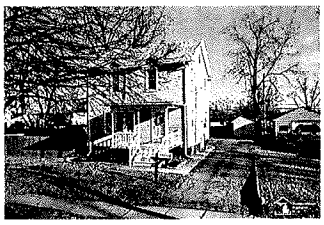
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01044-000	03/09/2022 00046	401	121,500	16,285

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	105,215	98,118	1.072

Neighborhoods Used: 00046.#46 BENTLEY DR AREA

452 BENTLEY DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00890-000		03/07/2022 00046	401	155,500	22,298
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	133,202	107,449	1.240



623 BENTLEY DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00820-000		02/07/2022 00046	401	165,900	17,100
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	70	148,800	132,659	1.122

1141 HUBER DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00973-000		12/01/2021 00046	401	160,000	30,644
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	60	129,356	127,864	1.012

317 BENTLEY DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00853-000		11/30/2021 00046	401	235,000	17,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	217,400	194,209	1.119

1209 HUBER DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00971-000		11/15/2021 00046	401	105,000	16,864
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	88,136	97,984	0.899

1022 BENTLEY DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00936-000		11/02/2021 00046	401	265,000	24,562
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	240,438	235,447	1.021

643 HUBER DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01010-000		11/02/2021 00046	401	159,900	17,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	65	142,300	112,064	1.270

701 HUBER DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01007-000		10/22/2021 00046	401	142,000	19,057
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	122,943	81,465	1.509

Neighborhoods Used: 00046.#46 BENTLEY DR AREA

311 BENTLEY DR

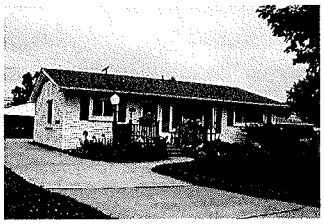
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00854-000		10/13/2021 00046	401	165,000	17,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	147,400	109,391	1.347

1118 BENTLEY DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00945-000		09/20/2021 00046	401	132,000	16,864
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	70	115,136	132,515	0.869

629 HUBER DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01013-000		07/06/2021 00046	401	174,900	19,876
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	155,024	148,077	1.047



318 BENTLEY DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00877-000		07/02/2021 00046	401	135,000	17,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	117,400	108,450	1.083

1108 BENTLEY DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00943-000		06/24/2021 00046	401	175,000	16,864
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	60	158,136	87,817	1.801

617 HUBER DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01015-000		06/11/2021 00046	401	145,900	18,300
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	127,600	122,988	1.038

801 HUBER DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-01001-000		05/18/2021 00046	401	170,900	17,100
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-S	75	153,800	122,501	1.256

1107 HUBER DR

Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
69-00980-000		05/05/2021 00046	401	143,000	16,864
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	70	126,136	100,781	1.252

Neighborhoods Used: 00046.#46 BENTLEY DR AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	181,291	181,291	181,291	181,291	181,291	181,291
1-S	2,341,892	2,341,892	2,341,892	2,341,892	2,341,892	2,341,892
1.25-S	678,960	678,960	678,960	678,960	678,960	678,960
1.5-S	220,476	220,476	220,476	220,476	220,476	220,476
1.75-S	0	0	0	0	0	0
2-S	429,521	429,521	429,521	429,521	429,521	429,521
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,852,141
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 195,668
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+-S	295,276	295,276	295,276	295,276	295,276	295,276
1-S	2,487,208	2,487,208	2,487,208	2,487,208	2,487,208	2,487,208
1.25-S	751,059	751,059	751,059	751,059	751,059	751,059
1.5-S	306,936	306,936	306,936	306,936	306,936	306,936
1.75-S	0	0	0	0	0	0
2-S	479,958	479,958	479,958	479,958	479,958	479,958
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,320,437
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 207,838
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
32	1	12.08	15.66	1.008
After Application of E.C.F.s		11.06	13.49	1.005

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.629(2)	1.629(2)	1.629(2)	1.629(2)	1.629(2)	1.629(2)
1-S	1.062(19)	1.062(19)	1.062(19)	1.062(19)	1.062(19)	1.062(19)
1.25-S	1.106(5)	1.106(5)	1.106(5)	1.106(5)	1.106(5)	1.106(5)
1.5-S	1.392(2)	1.392(2)	1.392(2)	1.392(2)	1.392(2)	1.392(2)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.117(3)	1.117(3)	1.117(3)	1.117(3)	1.117(3)	1.117(3)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00046.#46 BENTLEY DR AREA

NEWER HOMES	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)
TRIPLEX	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. : 1.122 (31)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.062 (1)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Newer Homes @ 1.21

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00046 - #46 BENTLEY DR AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.40
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

NGH #47

ONLY 1 VALID SALES IN STUDY.

SET SIMILAR TO NGH 51.

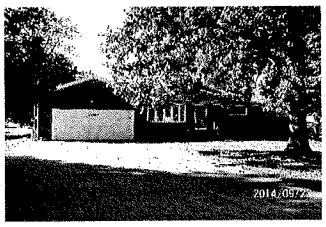
FINAL

Neighborhoods Used: 00047.#47 N CUSTER ALONG RIVER

1787 N CUSTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00659-030	07/13/2022 00047	401	315,000	44,234

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	270,766	244,577	1.107



Neighborhoods Used: 00047.#47 N CUSTER ALONG RIVER

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	244,577	244,577	244,577	244,577	244,577	244,577
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 244,577
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+-S	0	0	0	0	0	0
1-S	270,766	270,766	270,766	270,766	270,766	270,766
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 270,766
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
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.107(1)	1.107(1)	1.107(1)	1.107(1)	1.107(1)	1.107(1)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00047.#47 N CUSTER ALONG RIVER

NEWER HOMES	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)
TRIPLEX	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. : 1.107 (1)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00047 - #47 N CUSTER ALONG RIVER

Max # of Res. Buildings: 10 — Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30 — Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30 — Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

Used 0% inc
Same as
NGH #51

NGH #48

Neighborhoods Used: 00048.#48 RIVERSIDE MANOR AREA

2nd Run FINAL

481 JOHN ROLFE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-235	03/31/2023 00048	401	160,000	21,289

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	138,711	165,705	0.837

637 DANE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-193	12/23/2022 00048	401	185,000	22,196

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	80	162,804	183,220	0.889

152 THEODORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-161	11/10/2022 00048	401	179,400	22,557

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	156,843	145,595	1.077

125 RICHARDS DR

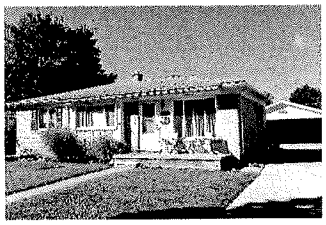
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-030	10/31/2022 00048	401	183,750	23,577

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	160,173	202,580	0.791

445 THEODORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-126	09/27/2022 00048	401	185,000	22,222

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	162,778	172,231	0.945



529 JOHN ROLFE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-240	09/09/2022 00048	401	200,000	22,289

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	177,711	157,008	1.132

430 THEODORE DR

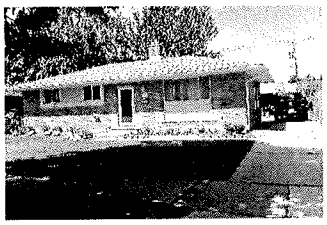
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-184	09/07/2022 00048	401	176,000	24,987

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	151,013	164,181	0.920

167 DONNALEE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-014	08/25/2022 00048	401	185,000	22,222

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	162,778	181,512	0.897

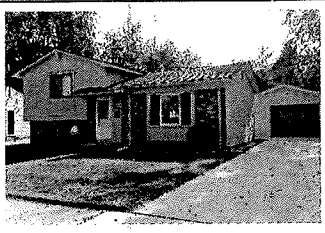


Neighborhoods Used: 00048.#48 RIVERSIDE MANOR AREA

632 JOHN ROLFE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-207	08/08/2022 00048	401	198,900	22,607

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	80	176,293	176,322	1.000



309 RICHARDS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-088	07/28/2022 00048	401	211,000	24,425

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	186,575	172,220	1.083

220 DONNALEE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-043	07/14/2022 00048	401	190,000	24,407

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	165,593	164,795	1.005

302 DONNALEE DR

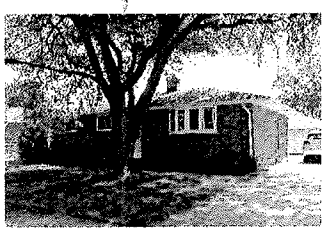
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-046	06/17/2022 00048	401	180,000	25,110

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	154,890	160,368	0.966

156 ROSS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-073	06/14/2022 00048	401	180,000	22,222

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	157,778	167,794	0.940



456 JOHN ROLFE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-222	05/26/2022 00048	401	172,000	22,356

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75	149,644	150,278	0.996

21 RIVERSIDE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-020	05/06/2022 00048	401	180,000	27,816

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	152,184	177,778	0.856

1765 RIVERSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-027	04/05/2022 00048	401	275,000	25,249

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	NEWER HOMES	94	249,751	274,400	0.910

Neighborhoods Used: 00048.#48 RIVERSIDE MANOR AREA

648 JOHN ROLFE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-204	03/28/2022 00048	401	194,500	27,281

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	167,219	184,943	0.904

206 THEODORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-165	02/22/2022 00048	401	152,700	21,276

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	131,424	166,170	0.791

161 DONNALEE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-015	02/16/2022 00048	401	220,000	22,222

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	69	197,778	185,912	1.064

443 JOHN ROLFE DR

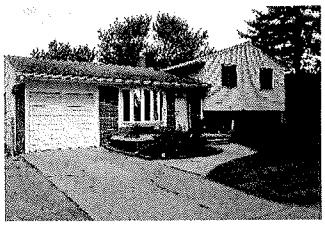
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-229	12/20/2021 00048	401	155,000	26,717

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	128,283	134,907	0.951

429 JOHN ROLFE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-227	12/17/2021 00048	401	185,000	28,430

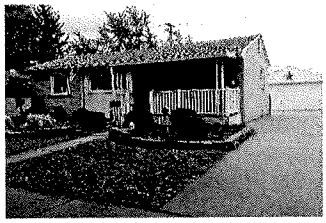
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	156,570	152,012	1.030



162 THEODORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-163	11/09/2021 00048	401	205,000	22,541

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	182,459	170,401	1.071



202 RICHARDS DR

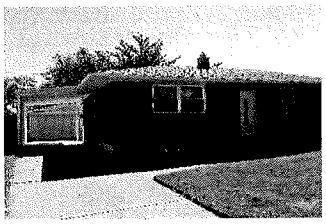
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-106	11/09/2021 00048	401	200,000	21,722

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	178,278	184,101	0.968

462 DONNALEE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-267	10/28/2021 00048	401	189,900	25,784

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	164,116	187,300	0.876

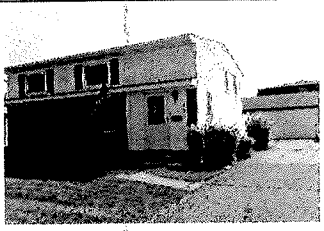


Neighborhoods Used: 00048.#48 RIVERSIDE MANOR AREA

504 JOHN ROLFE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-217	10/27/2021 00048	401	195,000	22,424

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75	172,576	146,419	1.179



668 JOHN ROLFE DR

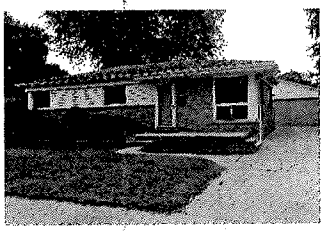
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-201	10/14/2021 00048	401	185,000	25,690

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	80	159,310	155,638	1.024

330 RICHARDS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-117	09/16/2021 00048	401	200,000	25,185

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	174,815	181,252	0.964



308 DONNALEE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-047	08/23/2021 00048	401	175,315	22,433

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	152,882	168,188	0.909

221 DONNALEE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-010	08/23/2021 00048	401	202,000	22,222

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	179,778	185,039	0.972

11 RICHARDS CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00333-299	06/10/2021 00048	401	189,000	32,365

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75	156,635	150,175	1.043

Neighborhoods Used: 00048.#48 RIVERSIDE MANOR AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	3,488,066	3,488,066	3,488,066	3,488,066	3,488,066	3,488,066
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	738,786	738,786	738,786	738,786	738,786	738,786
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	274,400	274,400	274,400	274,400	274,400	274,400
TRI-LEVEL	667,192	667,192	667,192	667,192	667,192	667,192
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

1,405,978

Total Single Family Costs by Manual : 5,168,444
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+-S	0	0	0	0	0	0
1-S	3,278,065	3,278,065	3,278,065	3,278,065	3,278,065	3,278,065
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	0	0	0	0	0	0
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	784,849	784,849	784,849	784,849	784,849	784,849
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	249,751	249,751	249,751	249,751	249,751	249,751
TRI-LEVEL	654,977	654,977	654,977	654,977	654,977	654,977
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

1,439826 = 1.02

Total Single Family Sale Residual Values : 4,967,642
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
30	0	6.79	8.51	1.003
After Application of E.C.F.s		6.01	7.49	1.004

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.940(20)	0.940(20)	0.940(20)	0.940(20)	0.940(20)	0.940(20)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.062(5)	1.062(5)	1.062(5)	1.062(5)	1.062(5)	1.062(5)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

+7%

+9%

Neighborhoods Used: 00048.#48 RIVERSIDE MANOR AREA

NEWER HOMES	0.910(1)	0.910(1)	0.910(1)	0.910(1)	0.910(1)	0.910(1)
TRI-LEVEL	0.982(4)	0.982(4)	0.982(4)	0.982(4)	0.982(4)	0.982(4)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.961 (30)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00048 - #48 RIVERSIDE MANOR AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

used overall + 7-9% increase est. using same as last years.

NGH #49

FINAL

Neighborhoods Used: 00049.#49 JOHN ANDERSON CONDO'S

517 JOHN ANDERSON CT #71

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01213-071	02/17/2023 00049	407	42,900	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	42,900	77,442	0.554

517 JOHN ANDERSON CT #67

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01213-067	12/08/2022 00049	407	73,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	3-S	75	73,000	125,383	0.582

539 JOHN ANDERSON CT #94

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01213-094	06/28/2022 00049	407	79,700	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	75	79,700	102,676	0.776

539 JOHN ANDERSON CT #96

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01213-096	10/21/2021 00049	407	64,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	75	64,000	104,390	0.613

505 JOHN ANDERSON CT #60

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01213-060	09/01/2021 00049	407	44,150	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	44,150	77,442	0.570

539 JOHN ANDERSON CT #92

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01213-092	05/17/2021 00049	407	50,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	75	50,000	101,627	0.492

Neighborhoods Used: 00049.#49 JOHN ANDERSON CONDO'S

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	154,884	154,884	154,884	154,884	154,884	154,884
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	308,693	308,693	308,693	308,693	308,693	308,693
2.5-S	0	0	0	0	0	0
3-S	125,383	125,383	125,383	125,383	125,383	125,383
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 588,960
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+-S	0	0	0	0	0	0
1-S	87,050	87,050	87,050	87,050	87,050	87,050
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	193,700	193,700	193,700	193,700	193,700	193,700
2.5-S	0	0	0	0	0	0
3-S	73,000	73,000	73,000	73,000	73,000	73,000
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 353,750
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	9.07	13.41	1.024
After Application of E.C.F.s		8.53	13.40	1.018

3-ST follow 2-ST ECF

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.562(2)	0.562(2)	0.562(2)	0.562(2)	0.562(2)	0.562(2)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.627(3)	0.627(3)	0.627(3)	0.627(3)	0.627(3)	0.627(3)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	0.582(1)	0.582(1)	0.582(1)	0.582(1)	0.582(1)	0.582(1)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00049.#49 JOHN ANDERSON CONDO'S

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.601 (6)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00049 - #49 JOHN ANDERSON CONDO'S

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

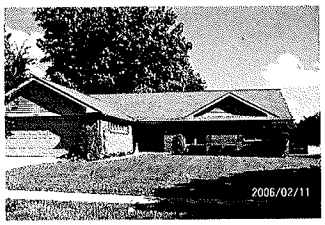
NGH #50

Neighborhoods Used: 00050.#50 OAK FOREST AREA 2nd Run - FINAL

1730 HENDRICKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00270-101	03/10/2023 00050	401	309,900	33,041

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	276,859	274,271	1.009



820 SCARLET OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00270-122	02/17/2023 00050	401	268,000	32,965

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	235,035	224,739	1.046

838 SCARLET OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00270-125	12/08/2022 00050	401	272,500	33,872

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	238,628	242,266	0.985

1606 NORTHRIDGE DR

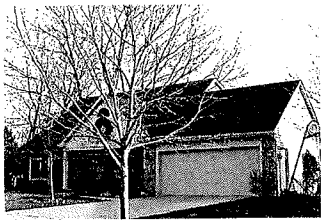
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00270-076	11/07/2022 00050	401	319,900	39,607

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	280,293	263,834	1.062

636 VALLEY OAK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00270-021	08/01/2022 00050	401	260,000	31,446

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	80	228,554	203,350	1.124



720 SCARLET OAK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00270-016	07/15/2022 00050	401	270,000	26,321

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	243,679	231,018	1.055

815 SCARLET OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00270-114	06/15/2022 00050	401	335,000	28,232

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	306,768	259,808	1.181

1639 FREDERICKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00270-009	01/07/2022 00050	401	200,000	30,292

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	80	169,708	202,758	0.837

Neighborhoods Used: 00050.#50 OAK FOREST AREA

625 VALLEY OAK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00270-029	10/15/2021 00050	401	265,000	26,758

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	238,242	236,900	1.006

841 SCARLET OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00270-109	10/06/2021 00050	401	295,000	32,745

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	262,255	254,226	1.032

1005 SCARLET OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00270-103	07/16/2021 00050	401	265,000	38,305

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	226,695	260,316	0.871

+18.5950

Neighborhoods Used: 00050.#50 OAK FOREST AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	1,256,035	1,256,035	1,256,035	1,256,035	1,256,035	1,256,035
1.25-S	0	0	0	0	0	0
1.5-S	203,350	203,350	203,350	203,350	203,350	203,350
1.75-S	0	0	0	0	0	0
2-S	991,344	991,344	991,344	991,344	991,344	991,344
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	202,758	202,758	202,758	202,758	202,758	202,758
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,653,487
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+-S	0	0	0	0	0	0
1-S	1,283,599	1,283,599	1,283,599	1,283,599	1,283,599	1,283,599
1.25-S	0	0	0	0	0	0
1.5-S	228,554	228,554	228,554	228,554	228,554	228,554
1.75-S	0	0	0	0	0	0
2-S	1,024,855	1,024,855	1,024,855	1,024,855	1,024,855	1,024,855
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	169,708	169,708	169,708	169,708	169,708	169,708
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,706,716
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
11	1	6.22	8.72	1.008
After Application of E.C.F.s		3.67	6.06	1.003

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.022(5)	1.022(5)	1.022(5)	1.022(5)	1.022(5)	1.022(5)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.124(1)	1.124(1)	1.124(1)	1.124(1)	1.124(1)	1.124(1)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.034(4)	1.034(4)	1.034(4)	1.034(4)	1.034(4)	1.034(4)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00050.#50 OAK FOREST AREA

NEWER HOMES	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	0.837(1)	0.837(1)	0.837(1)	0.837(1)	0.837(1)	0.837(1)
TRIPLEX	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. : 1.020 (11)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00050 - #50 OAK FOREST AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

NGH #51

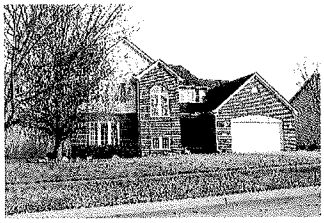
Neighborhoods Used: 00051 - #51 FRENCHMAN'S BEND AREA

Final

310 PAYSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00659-065	03/31/2023 00051	401	380,000	39,623

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	81	340,377	392,239	0.868



127 ANN MARIE DR

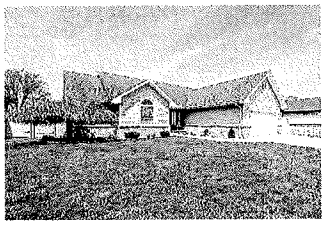
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00659-114	09/19/2022 00051	401	360,000	37,327

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	80	322,673	307,869	1.048

135 ANN MARIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00659-113	05/16/2022 00051	401	265,000	32,376

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	80	232,624	251,620	0.925



379 AVE DE LAFAYETTE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00073-130	03/25/2022 00051	401	305,000	35,733

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	269,267	314,798	0.855

148 ARMITAGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00073-152	11/23/2021 00051	401	315,000	32,059

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	282,941	354,466	0.798

324 AVE DE LAFAYETTE

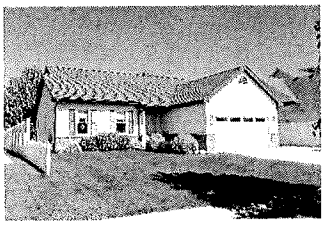
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00073-146	09/28/2021 00051	401	337,500	50,134

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	287,366	363,119	0.791

143 ANN MARIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00659-112	07/16/2021 00051	401	285,000	36,136

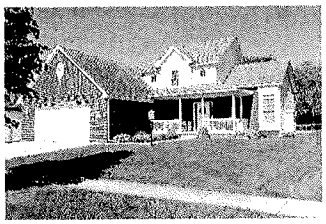
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	80	248,864	258,306	0.963



151 ANN MARIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00659-111	05/28/2021 00051	401	320,500	35,342

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	285,158	298,778	0.954



Neighborhoods Used: 00051 - #51 FRENCHMAN'S BEND AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	509,926	509,926	509,926	509,926	509,926	509,926
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	307,869	307,869	307,869	307,869	307,869	307,869
1.75-S	0	0	0	0	0	0
2-S	1,723,399	1,723,399	1,723,399	1,723,399	1,723,399	1,723,399
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,541,193
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+-S	481,488	481,488	481,488	481,488	481,488	481,488
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	322,673	322,673	322,673	322,673	322,673	322,673
1.75-S	0	0	0	0	0	0
2-S	1,465,109	1,465,109	1,465,109	1,465,109	1,465,109	1,465,109
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,269,270
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
8	0	6.94	8.54	1.000
After Application of E.C.F.s		3.48	4.73	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0.944(2)	0.944(2)	0.944(2)	0.944(2)	0.944(2)	0.944(2)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.048(1)	1.048(1)	1.048(1)	1.048(1)	1.048(1)	1.048(1)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.850(5)	0.850(5)	0.850(5)	0.850(5)	0.850(5)	0.850(5)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00051 - #51 FRENCHMAN'S BEND AREA

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.893 (8)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00051 - #51 FRENCHMAN'S BEND AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.40
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

1-ST 0.89

com 0.61

NGH #52

Neighborhoods Used: 00052.#52 CRANBROOK SUB AREA

2nd Run

210 CRAMPTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-080	03/20/2023 00052	401	185,000	25,345

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	159,655	162,524	0.982

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	0	0	0.982

H

212 CRANBROOK BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-012	02/24/2023 00052	401	175,000	27,841

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	147,159	143,671	1.024

H

374 CRANBROOK BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-040	12/29/2022 00052	401	270,000	28,285

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	241,715	212,360	1.138

L

363 ARMITAGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-131	12/22/2022 00052	401	216,000	25,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	190,500	187,974	1.013

H

316 CRAMPTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-092	11/04/2022 00052	401	219,900	27,900

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	192,000	154,683	1.241

L

305 CRANBROOK BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-057	08/12/2022 00052	401	270,000	27,780

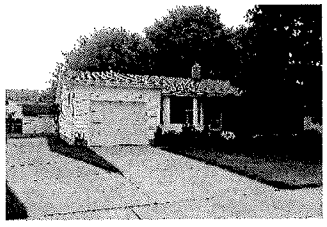
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	242,220	250,817	0.966

H

150 CRANBROOK BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-007	06/21/2022 00052	401	220,000	29,984

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	190,016	187,463	1.014



L

312 CRANBROOK BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-030	06/07/2022 00052	401	215,000	33,280

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	181,720	164,832	1.102

L

Neighborhoods Used: 00052.#52 CRANBROOK SUB AREA

322 ARMITAGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-117	05/13/2022 00052	401	275,000	26,464

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	248,536	209,868	1.184

363 CRAMPTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-107	04/21/2022 00052	401	225,000	27,087

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	197,913	202,461	0.978

321 CRANBROOK BLVD

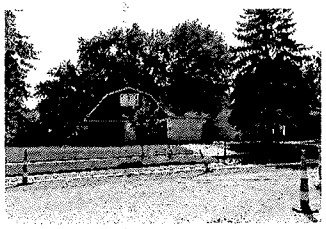
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-055	02/25/2022 00052	401	255,000	29,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	225,304	230,713	0.977

126 CRANBROOK BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-003	01/07/2022 00052	401	185,000	24,191

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-S	68	160,809	136,511	1.178



189 CRANBROOK BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-068	12/02/2021 00052	401	245,000	31,394

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	75	213,606	191,546	1.115

156 CRANBROOK BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-008	10/28/2021 00052	401	231,000	28,436

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	202,564	206,355	0.982

317 CRAMPTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-114	10/08/2021 00052	401	235,000	28,303

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	206,697	209,262	0.988

105 CRANBROOK BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-165	09/23/2021 00052	401	215,000	29,809

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	80	185,191	228,855	0.809

H

Neighborhoods Used: 00052.#52 CRANBROOK SUB AREA

381 ARMITAGE DR

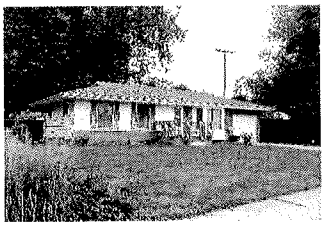
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-128	06/25/2021 00052	401	230,000	29,186

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	200,814	184,397	1.089

241 CRANBROOK BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-062	06/03/2021 00052	401	184,000	27,638

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	75	156,362	153,310	1.020



370 ARMITAGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-125	05/27/2021 00052	401	233,000	27,736

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	205,264	207,612	0.989

136 CRAMPTON DR

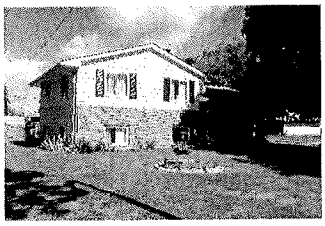
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-074	05/19/2021 00052	401	165,000	30,721

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	80	134,279	178,665	0.752

125 CRANBROOK BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00072-162	04/09/2021 00052	401	200,000	27,503

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	172,497	167,988	1.027



Neighborhoods Used: 00052.#52 CRANBROOK SUB AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	1,553,963	1,553,963	1,553,963	1,553,963	1,553,963	1,553,963
1.25-S	0	0	0	0	0	0
1.5-S	136,511	136,511	136,511	136,511	136,511	136,511
1.75-S	0	0	0	0	0	0
2-S	1,700,152	1,700,152	1,700,152	1,700,152	1,700,152	1,700,152
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	581,240	581,240	581,240	581,240	581,240	581,240
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,971,865
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+-S	0	0	0	0	0	0
1-S	1,561,668	1,561,668	1,561,668	1,561,668	1,561,668	1,561,668
1.25-S	0	0	0	0	0	0
1.5-S	160,809	160,809	160,809	160,809	160,809	160,809
1.75-S	0	0	0	0	0	0
2-S	1,773,842	1,773,842	1,773,842	1,773,842	1,773,842	1,773,842
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	558,502	558,502	558,502	558,502	558,502	558,502
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,054,821
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	6.92	10.16	1.005
After Application of E.C.F.s		6.81	9.34	1.004

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1-S	1.005(9)	1.005(9)	1.005(9)	1.005(9)	1.005(9)	1.005(9)	1.01
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1.5-S	1.178(1)	1.178(1)	1.178(1)	1.178(1)	1.178(1)	1.178(1)	
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
2-S	1.043(8)	1.043(8)	1.043(8)	1.043(8)	1.043(8)	1.043(8)	1.04
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
3.5-S	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)	
CATHEDRAL	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)	
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	

last yr
.99

.99

Neighborhoods Used: 00052.#52 CRANBROOK SUB AREA

NEWER HOMES	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	0.961(3)	0.961(3)	0.961(3)	0.961(3)	0.961(3)	0.961(3) .96
TRIPLEX	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)

.89

Single Family E.C.F. : 1.021 (21) 1.02
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 (1)

BI .78
TRI .96

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00052 - #52 CRANBROOK SUB AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

NGH #53

Neighborhoods Used: 00053.#53 MASON RUN CONDO'S 2nd Run FINAL

326 BAPTISTE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01787-029	09/09/2022 00053	401	262,500	10,900

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	251,600	234,571	1.073

450 MASON RUN BLVD

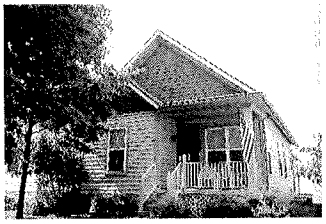
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01788-055	09/08/2022 00053	401	250,000	13,470

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	85	236,530	248,041	0.954

918 FONTAINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01787-056	09/06/2022 00053	401	179,900	9,408

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	82	170,492	149,605	1.140



205 BAPTISTE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01787-012	08/03/2022 00053	401	256,500	15,109

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	241,391	234,097	1.031

111 BAPTISTE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01787-001	03/14/2022 00053	401	230,000	24,858

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	83	205,142	199,795	1.027

406 LAPOINTE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01788-024	03/10/2022 00053	401	200,000	10,762

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	84	189,238	196,067	0.965

221 BAPTISTE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01787-015	11/10/2021 00053	401	216,000	14,725

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	201,275	189,271	1.063

934 FONTAINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01787-052	11/09/2021 00053	401	192,500	10,825

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	81	181,675	177,514	1.023

Neighborhoods Used: 00053.#53 MASON RUN CONDO'S

141 MASON RUN BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01787-049	10/27/2021 00053	401	200,000	11,690

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	188,310	204,621	0.920

910 MCDOUGAL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01788-006	09/16/2021 00053	401	170,000	10,131

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	83	159,869	167,630	0.954

405 LAPOINTE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01788-002	07/16/2021 00053	401	215,000	10,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	83	204,600	209,062	0.979

322 BAPTISTE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01787-030	07/14/2021 00053	401	228,000	10,970

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	217,030	234,092	0.927

921 CRESCENT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01787-045	06/02/2021 00053	401	209,000	10,749

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	80	198,251	206,928	0.958

828 E ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01871-001	05/21/2021 00053	401	210,000	29,437

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	74	180,563	177,021	1.020

Neighborhoods Used: 00053.#53 MASON RUN CONDO'S

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	317,235	317,235	317,235	317,235	317,235	317,235
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	2,511,080	2,511,080	2,511,080	2,511,080	2,511,080	2,511,080
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,828,315
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+-S	0	0	0	0	0	0
1-S	330,361	330,361	330,361	330,361	330,361	330,361
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	2,495,605	2,495,605	2,495,605	2,495,605	2,495,605	2,495,605
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,825,966
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
14	0	4.70	5.84	1.000
After Application of E.C.F.s		4.74	5.51	1.002

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.041(2)	1.041(2)	1.041(2)	1.041(2)	1.041(2)	1.041(2)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.994(12)	0.994(12)	0.994(12)	0.994(12)	0.994(12)	0.994(12)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

0.99
1.04% drop. from Last yr. 1.00?
0.99 cc
0.99 6% inc.

Neighborhoods Used: 00053.#53 MASON RUN CONDO'S

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.999 (14)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00053 - #53 MASON RUN CONDO'S

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

NGH #54

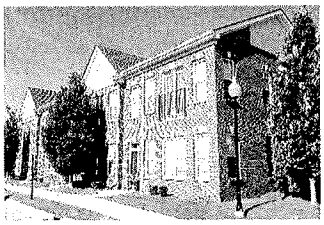
Neighborhoods Used: 00054.#54 TOWNES ON FRONT ST

2nd Run -FINAL

410 DEPOT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-177	01/20/2023 00054	407	155,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	84	155,000	185,051	0.838



L

327 KAYE LANI AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-122	01/19/2023 00054	407	155,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	81	155,000	184,325	0.841

L

417 DEPOT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-181	12/02/2022 00054	407	155,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	82	155,000	186,603	0.831

L

1009 W FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-200	11/10/2022 00054	407	147,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	85	147,000	185,640	0.792

H

928 OSGOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-118	10/12/2022 00054	407	149,900	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	81	149,900	175,787	0.853

L

513 DEPOT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-163	10/04/2022 00054	407	150,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	83	150,000	179,147	0.837

L

906 OSGOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-116	09/19/2022 00054	407	165,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	81	165,000	186,243	0.886

L

910 OSGOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-115	08/19/2022 00054	407	160,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	81	160,000	175,471	0.912

L

Neighborhoods Used: 00054.#54 TOWNES ON FRONT ST

554 KAYE LANI AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-157	05/13/2022 00054	407	152,000	0

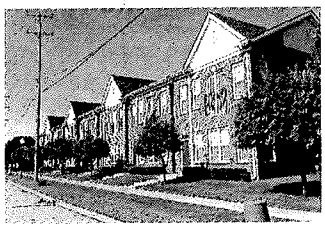
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	83	152,000	183,221	0.830

L

402 KAYE LANI AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-189	03/29/2022 00054	407	142,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	82	142,000	179,682	0.790



H

402 S ROESSLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-124	01/24/2022 00054	407	145,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	81	145,000	174,829	0.829

L

538 KAYE LANI AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-153	01/19/2022 00054	407	139,900	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	83	139,900	188,929	0.740

H

921 OSGOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-128	12/01/2021 00054	407	142,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	81	142,000	184,325	0.770

H

918 W FIFTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-136	10/19/2021 00054	407	138,500	0

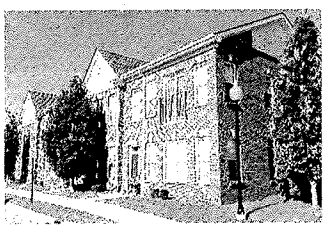
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	81	138,500	185,284	0.747

H

402 DEPOT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-176	09/10/2021 00054	407	125,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	84	125,000	184,061	0.679



H

1021 W FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-197	09/01/2021 00054	407	136,500	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	85	136,500	192,814	0.708

H

Neighborhoods Used: 00054.#54 TOWNES ON FRONT ST

430 KAYE LANI AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-193	07/02/2021 00054	407	139,900	0

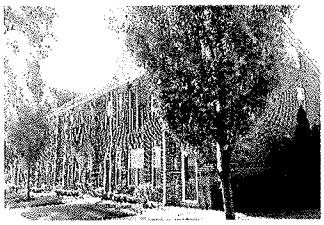
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	82	139,900	179,682	0.779

H

901 W FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-105	06/14/2021 00054	407	133,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	80	133,000	175,168	0.759



H

550 KAYE LANI AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00901-156	04/30/2021 00054	407	129,000	0

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	83	129,000	181,874	0.709

H

a-L
10-H

Neighborhoods Used: 00054.#54 TOWNES ON FRONT ST

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
19	0	6.49	7.80	1.005
After Application of E.C.F.s		6.30	7.64	1.005

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	0.792(14)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
NEWER HOMES	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	0.816(4)	0.759(1)	1.000(0)	1.000(0)	1.000(0)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.796 (19)
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: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00054 - #54 TOWNES ON FRONT ST

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.40
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

NGH #55

Neighborhoods Used: 00055.#55 MONROE CROSSINGS CONDO'S 2nd Run-Final

941 MAY DR

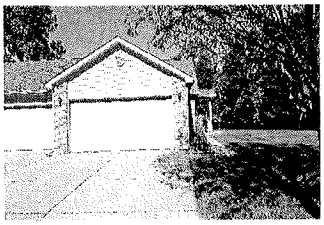
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01455-205	08/17/2022 00055	407	178,000	1,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	82	176,500	177,621	0.994

945 MAY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01455-206	08/12/2022 00055	407	180,000	1,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	82	178,500	180,135	0.991



933 MAY DR

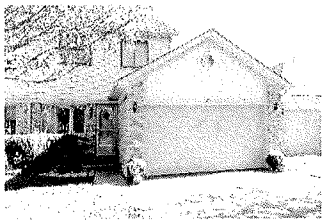
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01455-203	01/14/2022 00055	407	148,160	1,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	82	146,660	193,545	0.758

1175 ROBIN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01455-404	07/19/2021 00055	407	156,000	1,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	81	154,500	171,759	0.900



925 MAY DR

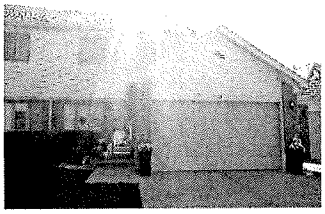
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01455-201	07/01/2021 00055	407	161,700	1,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-S	82	160,200	180,173	0.889

938 MAY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01455-503	05/12/2021 00055	407	156,900	1,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	82	155,400	193,493	0.803



Neighborhoods Used: 00055.#55 MONROE CROSSINGS CONDO'S

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0	0	0	0	0	0
1-S	537,929	537,929	537,929	537,929	537,929	537,929
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	558,796	558,796	558,796	558,796	558,796	558,796
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,096,725
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+-S	0	0	0	0	0	0
1-S	515,200	515,200	515,200	515,200	515,200	515,200
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	456,560	456,560	456,560	456,560	456,560	456,560
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 971,760
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	8.26	10.08	1.007
After Application of E.C.F.s		5.42	6.33	1.002

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-S	0.958(3)	0.958(3)	0.958(3)	0.958(3)	0.958(3)	0.958(3)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.817(3)	0.817(3)	0.817(3)	0.817(3)	0.817(3)	0.817(3)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00055.#55 MONROE CROSSINGS CONDO'S

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.886 (6)
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: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00055 - #55 MONROE CROSSINGS CONDO'S

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.40
Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 5.00

NGH #56

Neighborhoods Used: 00056.#56 GLENRIDGE ESTATES

608 OAK HILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01887-112	08/16/2022 00056	401	458,000	34,433

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	90	423,567	466,413	0.908

1631 GLENRIDGE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01887-107	02/03/2022 00056	401	532,000	42,360

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	85	458,342	560,826	0.817

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	31298	38296	0.817

707 BETHPAGE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01887-125	06/18/2021 00056	401	410,000	40,484

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-S	86	369,516	554,085	0.667

2023

OQ .800

2024

OQ ~~0.791~~ .79

+8.44%

Neighborhoods Used: 00056.#56 GLENRIDGE ESTATES

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	466,413	466,413	466,413	466,413	466,413	466,413
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	1,114,911	1,114,911	1,114,911	1,114,911	1,114,911	1,114,911
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,581,324
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 : 38,296

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	423,567	423,567	423,567	423,567	423,567	423,567
1-S	0	0	0	0	0	0
1.25-S	0	0	0	0	0	0
1.5-S	0	0	0	0	0	0
1.75-S	0	0	0	0	0	0
2-S	827,858	827,858	827,858	827,858	827,858	827,858
2.5-S	0	0	0	0	0	0
3-S	0	0	0	0	0	0
3.5-S	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CATHEDRAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
DUPLEX 1-S NEWE	0	0	0	0	0	0
DUPLEX ATTACH	0	0	0	0	0	0
NEWER HOMES	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TRIPLEX	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,251,425
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 : 31,298

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	9.86	12.42	1.007
After Application of E.C.F.s		6.03	7.39	1.008

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+-S	0.908(1)	0.908(1)	0.908(1)	0.908(1)	0.908(1)	0.908(1)
1-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-S	0.743(2)	0.743(2)	0.743(2)	0.743(2)	0.743(2)	0.743(2)
2.5-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3-S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3.5-S	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)
CATHEDRAL	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)
DUPLEX 1-S NEWE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX ATTACH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 00056.#56 GLENRIDGE ESTATES

NEWER HOMES	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)
TRIPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.791 (3)
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. : 0.817 (1)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00056 - #56 GLENRIDGE ESTATES

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 5.00

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