Neighborhoods Used: 1ORCH.1ORCH.WARD 1 ORCHARD RIDGE SUPERVISOR'S PLAT

118 ORCHARD RIDGE PKWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-204-07	11/15/2023	1ORCH 401	192,000	31,011

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY < 3 BED	55	160,989	111,887	1.439

129 STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-204-14	09/12/2023	1ORCH 401	115,000	25,212

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY < 3 BED	45	89,788	52,751	1.702

100 LUMBARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-204-16	12/14/2022	1ORCH 401	120,000	27,559

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY < 3 BED	58	92,441	95,105	0.972

171 STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-206-09	10/31/2022	1ORCH 401	148,000	25,773

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62	122,227	130,277	0.938

102 LUMBARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-204-12	08/30/2022	1ORCH 401	174,000	32,065

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY < 3 BED	66	141,935	150,413	0.944

175 STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-206-14	07/15/2022	1ORCH 401	250,000	49,192

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	45	200,808	224,632	0.894

173 STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-206-10	07/11/2022	1ORCH 401	175,000	28,141

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61	146,859	93,354	1.573

118 ORCHARD RIDGE PKWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-204-07	06/27/2022	1ORCH 401	60,000	31,011

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY < 3 BED	55	28,989	111,887	0.259

Neighborhoods Used: 1ORCH.1ORCH.WARD 1 ORCHARD RIDGE SUPERVISOR'S PLAT

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	0	0	0	374,044	318,879	277,384
>1 STY => 3 BED	0	0	0	374,044	318,879	277,384
1 STY < 3 BED	0	0	0	374,044	318,879	277,384
1 STY => 3 BED	0	0	0	374,044	318,879	277,384
1+ STORY	0	0	0	374,044	318,879	277,384
BI-LEVEL	0	0	0	374,044	318,879	277,384
DUPLEX	0	0	0	374,044	318,879	277,384
LOG CABIN	0	0	0	374,044	318,879	277,384
MIXED USE	0	0	0	374,044	318,879	277,384
MODULAR (HUD)	0	0	0	374,044	318,879	277,384
MODULAR (STATE)	0	0	0	374,044	318,879	277,384
MULTI	0	0	0	374,044	318,879	277,384
RANCH	0	0	0	374,044	318,879	277,384
SEMI-DETACHED	0	0	0	374,044	318,879	277,384
SINGLE WIDE	0	0	0	374,044	318,879	277,384
STORAGE ONLY	0	0	0	374,044	318,879	277,384
TRI-LEVEL	0	0	0	374,044	318,879	277,384
TWO-STORY	0	0	0	374,044	318,879	277,384
	0	0	0	374,044	318,879	277,384

Total Single Family Costs by Manual : 970,307
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 STY < 3 BED	0	0	0	411,021	282,419	290,596
>1 STY => 3 BED	0	0	0	411,021	282,419	290,596
1 STY < 3 BED	0	0	0	411,021	282,419	290,596
1 STY => 3 BED	0	0	0	411,021	282,419	290,596
1+ STORY	0	0	0	411,021	282,419	290,596
BI-LEVEL	0	0	0	411,021	282,419	290,596
DUPLEX	0	0	0	411,021	282,419	290,596
LOG CABIN	0	0	0	411,021	282,419	290,596
MIXED USE	0	0	0	411,021	282,419	290,596
MODULAR (HUD)	0	0	0	411,021	282,419	290,596
MODULAR (STATE)	0	0	0	411,021	282,419	290,596
MULTI	0	0	0	411,021	282,419	290,596
RANCH	0	0	0	411,021	282,419	290,596
SEMI-DETACHED	0	0	0	411,021	282,419	290,596
SINGLE WIDE	0	0	0	411,021	282,419	290,596
STORAGE ONLY	0	0	0	411,021	282,419	290,596
TRI-LEVEL	0	0	0	411,021	282,419	290,596
TWO-STORY	0	0	0	411,021	282,419	290,596
	0	0	0	411,021	282,419	290,596

Total Single Family Sale Residual Values : 984,036
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	7	29.10	47.41	1.102
After Application of E.C.F.s		27.84	42.16	1.080

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
>1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
1 STY < 3 BED	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
LOG CABIN	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
MIXED USE	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
MODULAR (HUD)	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
MODULAR (STATE)	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
MULTI	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)

Neighborhoods Used: 1ORCH.1ORCH.WARD 1 ORCHARD RIDGE SUPERVISOR'S PLAT

RANCH	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
SEMI-DETACHED	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
SINGLE WIDE	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
STORAGE ONLY	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)
	1.000(0)	1.000(0)	1.000(0)	1.099(3)	0.886(3)	1.048(2)

Single Family E.C.F. : 1.014 (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: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style: X
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 1ORCH - 1ORCH.WARD 1 ORCHARD RIDGE SUPERVISOR'S PLAT

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