Neighborhoods Used: 2.2.WARD 2

150 LEWIS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-128-08	02/27/2024 2	201	220,000	152,413

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	67587	471261	0.143

3380 BECK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-016-400-10	09/18/2023 2	201	325,000	216,195

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	108805	384448	0.283

370 N WEST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-222-251-07	07/17/2023 2	401	158,000	26,191

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED	45	131,809	115,998	1.136

368 N WEST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-222-276-05	07/13/2023 2	401	180,000	32,065

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MODULAR (HUD)	53	147,935	98,171	1.507

207 BARR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-222-351-03	08/31/2022 2	401	120,000	38,646

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY => 3 BED	50	81,354	114,953	0.708

415 W FAYETTE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-222-351-08	07/20/2022 2	401	130,000	56,259

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45	73,741	72,086	1.023

!!MULTI-PARCEL SALE!!

207 BARR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-222-351-03	07/19/2022 2	401	100,000	38,646

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY => 3 BED	50	61,354	114,953	0.534

Neighborhoods Used: 2.2.WARD 2

<<<<<<<<<< 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	0	0	417,990
>1 STY => 3 BED	0	0	0	0	0	417,990
1 STY < 3 BED	0	0	0	0	0	417,990
1 STY => 3 BED	0	0	0	0	0	417,990
1+ STORY	0	0	0	0	0	417,990
BI-LEVEL	0	0	0	0	0	417,990
DUPLEX	0	0	0	0	0	417,990
LOG CABIN	0	0	0	0	0	417,990
MIXED USE	0	0	0	0	0	417,990
MODULAR (HUD)	0	0	0	0	0	417,990
MODULAR (STATE)	0	0	0	0	0	417,990
MULTI	0	0	0	0	0	417,990
RANCH	0	0	0	0	0	417,990
SEMI-DETACHED	0	0	0	0	0	417,990
SINGLE WIDE	0	0	0	0	0	417,990
STORAGE ONLY	0	0	0	0	0	417,990
TRI-LEVEL	0	0	0	0	0	417,990
TWO-STORY	0	0	0	0	0	417,990
	0	0	0	0	0	417,990

Total Single Family Costs by Manual : 417,990
Total Mobile Home Costs by Manual : 98,171
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 855,710

<<<<<<<<<<<< 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	0	0	348,258
>1 STY => 3 BED	0	0	0	0	0	348,258
1 STY < 3 BED	0	0	0	0	0	348,258
1 STY => 3 BED	0	0	0	0	0	348,258
1+ STORY	0	0	0	0	0	348,258
BI-LEVEL	0	0	0	0	0	348,258
DUPLEX	0	0	0	0	0	348,258
LOG CABIN	0	0	0	0	0	348,258
MIXED USE	0	0	0	0	0	348,258
MODULAR (HUD)	0	0	0	0	0	348,258
MODULAR (STATE)	0	0	0	0	0	348,258
MULTI	0	0	0	0	0	348,258
RANCH	0	0	0	0	0	348,258
SEMI-DETACHED	0	0	0	0	0	348,258
SINGLE WIDE	0	0	0	0	0	348,258
STORAGE ONLY	0	0	0	0	0	348,258
TRI-LEVEL	0	0	0	0	0	348,258
TWO-STORY	0	0	0	0	0	348,258
	0	0	0	0	0	348,258

Total Single Family Sale Residual Values : 348,258
Total Mobile Home Sale Residual Values : 147,935
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 176,392

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	6	40.27	47.87	0.922
After Application of E.C.F.s		14.54	17.28	1.026

<<<<<<< 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)	1.000(0)	1.000(0)	0.833(4)
>1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
1 STY < 3 BED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
LOG CABIN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
MIXED USE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
MODULAR (HUD)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
MODULAR (STATE)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
MULTI	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)

Neighborhoods Used: 2.2.WARD 2

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
SEMI-DETACHED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
SINGLE WIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
STORAGE ONLY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.833(4)

Single Family E.C.F. : 0.833 (4)
Mobile Home E.C.F. : 1.507 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 0.206 (2)

<<<<<<<<<<<<<< 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): 2 - 2.WARD 2

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