Neighborhoods Used: 2BC.2BC.WARD 2 BLACKMAR & COOK'S WESTERN EXTENSION

25 W FAYETTE ST

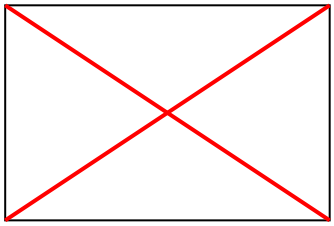
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-222-453-15	04/27/2023 2BC	401	267,500	54,881

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED	59	212,619	223,057	0.953

19 MCCLELLAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-222-453-16	04/10/2023 2BC	401	260,000	58,072

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY => 3 BED	87	201,928	239,317	0.844



43 W FAYETTE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-222-452-13	11/23/2022 2BC	401	86,000	53,573

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY < 3 BED	45	32,427	42,815	0.757

23 W COLLEGE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-222-403-07	10/28/2022 2BC	401	224,000	92,876

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45	121,448	161,722	0.751

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	9676	12884	0.751

!!MULTI-PARCEL SALE!!

Neighborhoods Used: 2BC.2BC.WARD 2 BLACKMAR & COOK'S WESTERN EXTENSION

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	666,911	666,911	666,911	666,911	666,911	666,911
>1 STY => 3 BED	666,911	666,911	666,911	666,911	666,911	666,911
1 STY < 3 BED	666,911	666,911	666,911	666,911	666,911	666,911
1 STY => 3 BED	666,911	666,911	666,911	666,911	666,911	666,911
1+ STORY	666,911	666,911	666,911	666,911	666,911	666,911
BI-LEVEL	666,911	666,911	666,911	666,911	666,911	666,911
DUPLEX	666,911	666,911	666,911	666,911	666,911	666,911
LOG CABIN	666,911	666,911	666,911	666,911	666,911	666,911
MIXED USE	666,911	666,911	666,911	666,911	666,911	666,911
MODULAR (HUD)	666,911	666,911	666,911	666,911	666,911	666,911
MODULAR (STATE)	666,911	666,911	666,911	666,911	666,911	666,911
MULTI	666,911	666,911	666,911	666,911	666,911	666,911
RANCH	666,911	666,911	666,911	666,911	666,911	666,911
SEMI-DETACHED	666,911	666,911	666,911	666,911	666,911	666,911
SINGLE WIDE	666,911	666,911	666,911	666,911	666,911	666,911
STORAGE ONLY	666,911	666,911	666,911	666,911	666,911	666,911
TRI-LEVEL	666,911	666,911	666,911	666,911	666,911	666,911
TWO-STORY	666,911	666,911	666,911	666,911	666,911	666,911
	666,911	666,911	666,911	666,911	666,911	666,911

Total Single Family Costs by Manual : 666,911
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 : 12,884

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	568,422	568,422	568,422	568,422	568,422	568,422
>1 STY => 3 BED	568,422	568,422	568,422	568,422	568,422	568,422
1 STY < 3 BED	568,422	568,422	568,422	568,422	568,422	568,422
1 STY => 3 BED	568,422	568,422	568,422	568,422	568,422	568,422
1+ STORY	568,422	568,422	568,422	568,422	568,422	568,422
BI-LEVEL	568,422	568,422	568,422	568,422	568,422	568,422
DUPLEX	568,422	568,422	568,422	568,422	568,422	568,422
LOG CABIN	568,422	568,422	568,422	568,422	568,422	568,422
MIXED USE	568,422	568,422	568,422	568,422	568,422	568,422
MODULAR (HUD)	568,422	568,422	568,422	568,422	568,422	568,422
MODULAR (STATE)	568,422	568,422	568,422	568,422	568,422	568,422
MULTI	568,422	568,422	568,422	568,422	568,422	568,422
RANCH	568,422	568,422	568,422	568,422	568,422	568,422
SEMI-DETACHED	568,422	568,422	568,422	568,422	568,422	568,422
SINGLE WIDE	568,422	568,422	568,422	568,422	568,422	568,422
STORAGE ONLY	568,422	568,422	568,422	568,422	568,422	568,422
TRI-LEVEL	568,422	568,422	568,422	568,422	568,422	568,422
TWO-STORY	568,422	568,422	568,422	568,422	568,422	568,422
	568,422	568,422	568,422	568,422	568,422	568,422

Total Single Family Sale Residual Values : 568,422
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 : 9,676

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	1	3.89	5.27	1.003
After Application of E.C.F.s		4.70	6.90	1.011

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
>1 STY => 3 BED	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
1 STY < 3 BED	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
1 STY => 3 BED	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
1+ STORY	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
BI-LEVEL	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
DUPLEX	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
LOG CABIN	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
MIXED USE	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
MODULAR (HUD)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
MODULAR (STATE)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
MULTI	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)

Neighborhoods Used: 2BC.2BC.WARD 2 BLACKMAR & COOK'S WESTERN EXTENSION

RANCH	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
SEMI-DETACHED	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
SINGLE WIDE	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
STORAGE ONLY	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
TRI-LEVEL	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
TWO-STORY	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)
	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)	0.852(4)

Single Family E.C.F. : 0.852 (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. : 0.751 (1)

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 19
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2BC - 2BC.WARD 2 BLACKMAR & COOK'S WESTERN EXTENSION

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