

Neighborhoods Used: 3RIP.3RIP.WARD 3 RIPPON'S 1ST & 2ND ADDITIONS

96 WESTWOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-254-01 10/06/2023 3RIP 401 151,000 27,268
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY < 3 BED 48 123,732 90,911 1.361



15 RIPPON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-255-15 08/21/2023 3RIP 401 142,000 26,419
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY < 3 BED 56 115,581 108,038 1.070



69 RIPPON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-252-15 08/09/2023 3RIP 401 150,000 29,796
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 51 120,204 128,515 0.935



31 RIPPON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-252-10 02/27/2023 3RIP 401 135,000 19,625
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 69 115,375 127,340 0.906



51 WESTWOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-252-39 11/30/2022 3RIP 401 105,000 26,134
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 45 78,866 87,812 0.898



8 RIPPON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-254-22 11/01/2022 3RIP 401 121,725 18,702
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 63 103,023 126,012 0.818



96 WESTWOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-254-01 09/16/2022 3RIP 401 134,500 27,268
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY < 3 BED 48 107,232 90,911 1.180



78 WESTWOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-254-03 09/12/2022 3RIP 401 138,000 32,630
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 49 105,370 110,477 0.954



Neighborhoods Used: 3RIP.3RIP.WARD 3 RIPPON'S 1ST & 2ND ADDITIONS

68 RIPPON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-251-19 08/29/2022 3RIP 401 181,000 30,129
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 45 150,871 98,006 1.539



10 RIPPON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-254-21 05/24/2022 3RIP 401 39,900 22,853
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 45 17,047 105,013 0.162



52 WESTWOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-255-02 05/04/2022 3RIP 401 113,000 22,155
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 45 90,845 106,680 0.852



Neighborhoods Used: 3RIP.3RIP.WARD 3 RIPPON'S 1ST & 2ND ADDITIONS

<<<<<<<<<<<<<	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	253,352	236,553	689,809	
>1 STY => 3 BED	0	0	0	253,352	236,553	689,809	
1 STY < 3 BED	0	0	0	253,352	236,553	689,809	
1 STY => 3 BED	0	0	0	253,352	236,553	689,809	
1+ STORY	0	0	0	253,352	236,553	689,809	
BI-LEVEL	0	0	0	253,352	236,553	689,809	
DUPLEX	0	0	0	253,352	236,553	689,809	
LOG CABIN	0	0	0	253,352	236,553	689,809	
MIXED USE	0	0	0	253,352	236,553	689,809	
MODULAR (HUD)	0	0	0	253,352	236,553	689,809	
MODULAR (STATE)	0	0	0	253,352	236,553	689,809	
MULTI	0	0	0	253,352	236,553	689,809	
RANCH	0	0	0	253,352	236,553	689,809	
SEMI-DETACHED	0	0	0	253,352	236,553	689,809	
SINGLE WIDE	0	0	0	253,352	236,553	689,809	
STORAGE ONLY	0	0	0	253,352	236,553	689,809	
TRI-LEVEL	0	0	0	253,352	236,553	689,809	
TWO-STORY	0	0	0	253,352	236,553	689,809	
	0	0	0	253,352	236,553	689,809	

Total Single Family Costs by Manual : 1,179,714
 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	218,398	235,785	673,963	
>1 STY => 3 BED	0	0	0	218,398	235,785	673,963	
1 STY < 3 BED	0	0	0	218,398	235,785	673,963	
1 STY => 3 BED	0	0	0	218,398	235,785	673,963	
1+ STORY	0	0	0	218,398	235,785	673,963	
BI-LEVEL	0	0	0	218,398	235,785	673,963	
DUPLEX	0	0	0	218,398	235,785	673,963	
LOG CABIN	0	0	0	218,398	235,785	673,963	
MIXED USE	0	0	0	218,398	235,785	673,963	
MODULAR (HUD)	0	0	0	218,398	235,785	673,963	
MODULAR (STATE)	0	0	0	218,398	235,785	673,963	
MULTI	0	0	0	218,398	235,785	673,963	
RANCH	0	0	0	218,398	235,785	673,963	
SEMI-DETACHED	0	0	0	218,398	235,785	673,963	
SINGLE WIDE	0	0	0	218,398	235,785	673,963	
STORAGE ONLY	0	0	0	218,398	235,785	673,963	
TRI-LEVEL	0	0	0	218,398	235,785	673,963	
TWO-STORY	0	0	0	218,398	235,785	673,963	
	0	0	0	218,398	235,785	673,963	

Total Single Family Sale Residual Values : 1,128,146
 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	13	28.89	55.89	1.150		
After Application of E.C.F.s		28.53	56.92	1.152		

<<<<<<<	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)	0.862(2)	0.997(2)	0.977(7)	
>1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	0.862(2)	0.997(2)	0.977(7)	
1 STY < 3 BED	1.000(0)	1.000(0)	1.000(0)	0.862(2)	0.997(2)	0.977(7)	
1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	0.862(2)	0.997(2)	0.977(7)	
1+ STORY	1.000(0)	1.000(0)	1.000(0)	0.862(2)	0.997(2)	0.977(7)	
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	0.862(2)	0.997(2)	0.977(7)	
DUPLEX	1.000(0)	1.000(0)	1.000(0)	0.862(2)	0.997(2)	0.977(7)	
LOG CABIN	1.000(0)	1.000(0)	1.000(0)	0.862(2)	0.997(2)	0.977(7)	
MIXED USE	1.000(0)	1.000(0)	1.000(0)	0.862(2)	0.997(2)	0.977(7)	
MODULAR (HUD)	1.000(0)	1.000(0)	1.000(0)	0.862(2)	0.997(2)	0.977(7)	
MODULAR (STATE)	1.000(0)	1.000(0)	1.000(0)	0.862(2)	0.997(2)	0.977(7)	
MULTI	1.000(0)	1.000(0)	1.000(0)	0.862(2)	0.997(2)	0.977(7)	

