

Neighborhoods Used: 3SUTT.3SUTT.WARD 3 SUTTON'S ADDITION

44 WESTWOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-255-37 12/28/2023 3SUTT 401 149,900 23,519
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 74 126,381 154,936 0.816



85 N NORWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-276-13 06/15/2023 3SUTT 401 89,900 29,510
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 49 60,390 82,621 0.731



21 N NORWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-280-09 05/26/2023 3SUTT 401 193,000 26,345
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 54 166,655 182,328 0.914



94 N NORWOOD AVE DUPLEX
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-280-28 12/05/2022 3SUTT 401 90,000 28,397
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family DUPLEX 45 61,603 145,713 0.423



81 N NORWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-276-14 11/04/2022 3SUTT 401 149,900 29,474
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 68 120,426 131,996 0.912



77 N NORWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-276-15 10/04/2022 3SUTT 401 ***,*** 31,673
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY < 3 BED 57 98,327 126,531 0.777



21 W BACON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-280-20 08/05/2022 3SUTT 401 145,000 25,166
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 45 119,834 93,938 1.276



8 N NORWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-255-31 07/14/2022 3SUTT 401 36,000 21,221
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 59 14,779 108,739 0.136



12/19/2024
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Neighborhoods Used: 3SUTT.3SUTT.WARD 3 SUTTON'S ADDITION

28 N NORWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-227-255-26	05/10/2022 3SUTT	401	145,000	26,535	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED	45	118,465	91,290	1.298



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Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	0	0	154,936	131,996	417,598	413,561
>1 STY => 3 BED	0	0	154,936	131,996	417,598	413,561
1 STY < 3 BED	0	0	154,936	131,996	417,598	413,561
1 STY => 3 BED	0	0	154,936	131,996	417,598	413,561
1+ STORY	0	0	154,936	131,996	417,598	413,561
BI-LEVEL	0	0	154,936	131,996	417,598	413,561
DUPLEX	0	0	154,936	131,996	417,598	413,561
LOG CABIN	0	0	154,936	131,996	417,598	413,561
MIXED USE	0	0	154,936	131,996	417,598	413,561
MODULAR (HUD)	0	0	154,936	131,996	417,598	413,561
MODULAR (STATE)	0	0	154,936	131,996	417,598	413,561
MULTI	0	0	154,936	131,996	417,598	413,561
RANCH	0	0	154,936	131,996	417,598	413,561
SEMI-DETACHED	0	0	154,936	131,996	417,598	413,561
SINGLE WIDE	0	0	154,936	131,996	417,598	413,561
STORAGE ONLY	0	0	154,936	131,996	417,598	413,561
TRI-LEVEL	0	0	154,936	131,996	417,598	413,561
TWO-STORY	0	0	154,936	131,996	417,598	413,561
	0	0	154,936	131,996	417,598	413,561

Total Single Family Costs by Manual : 1,118,092
 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

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	0	0	126,381	120,426	279,761	360,292
>1 STY => 3 BED	0	0	126,381	120,426	279,761	360,292
1 STY < 3 BED	0	0	126,381	120,426	279,761	360,292
1 STY => 3 BED	0	0	126,381	120,426	279,761	360,292
1+ STORY	0	0	126,381	120,426	279,761	360,292
BI-LEVEL	0	0	126,381	120,426	279,761	360,292
DUPLEX	0	0	126,381	120,426	279,761	360,292
LOG CABIN	0	0	126,381	120,426	279,761	360,292
MIXED USE	0	0	126,381	120,426	279,761	360,292
MODULAR (HUD)	0	0	126,381	120,426	279,761	360,292
MODULAR (STATE)	0	0	126,381	120,426	279,761	360,292
MULTI	0	0	126,381	120,426	279,761	360,292
RANCH	0	0	126,381	120,426	279,761	360,292
SEMI-DETACHED	0	0	126,381	120,426	279,761	360,292
SINGLE WIDE	0	0	126,381	120,426	279,761	360,292
STORAGE ONLY	0	0	126,381	120,426	279,761	360,292
TRI-LEVEL	0	0	126,381	120,426	279,761	360,292
TWO-STORY	0	0	126,381	120,426	279,761	360,292
	0	0	126,381	120,426	279,761	360,292

Total Single Family Sale Residual Values : 886,860
 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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	10	39.35	59.84	1.198
After Application of E.C.F.s				
		37.04	51.79	1.178

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
>1 STY => 3 BED	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
1 STY < 3 BED	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
1 STY => 3 BED	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
1+ STORY	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
BI-LEVEL	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
DUPLEX	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
LOG CABIN	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
MIXED USE	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
MODULAR (HUD)	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
MODULAR (STATE)	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
MULTI	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)

Neighborhoods Used: 3SUTT.3SUTT.WARD 3 SUTTON'S ADDITION

RANCH	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
SEMI-DETACHED	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
SINGLE WIDE	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
STORAGE ONLY	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
TRI-LEVEL	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
TWO-STORY	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)
	1.000(0)	1.000(0)	0.816(1)	0.912(1)	0.670(3)	0.871(4)

Single Family E.C.F. : 0.793 (9)
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): 3SUTT - 3SUTT.WARD 3 SUTTON'S ADDITION

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