

Neighborhoods Used: 4.4.WARD 4

26 BARNARD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
006-435-201-01	03/14/2023 4	401	164,900	62,244		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY => 3 BED	52	102,656	99,152	1.035	



28 BARNARD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
006-435-201-02	02/17/2023 4	401	80,000	46,181		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	33,819	63,825	0.530	



162 GRISWOLD ST & 164						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
006-435-127-15	11/18/2022 4	401	180,000	110,239		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DUPLEX	45	69,761	125,722	0.555	



166 GRISWOLD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
006-435-127-02	05/25/2022 4	401	122,000	34,435		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	68	87,565	114,053	0.768	



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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	114,053	99,152	189,547
>1 STY => 3 BED	0	0	0	114,053	99,152	189,547
1 STY < 3 BED	0	0	0	114,053	99,152	189,547
1 STY => 3 BED	0	0	0	114,053	99,152	189,547
1+ STORY	0	0	0	114,053	99,152	189,547
BI-LEVEL	0	0	0	114,053	99,152	189,547
DUPLEX	0	0	0	114,053	99,152	189,547
LOG CABIN	0	0	0	114,053	99,152	189,547
MIXED USE	0	0	0	114,053	99,152	189,547
MODULAR (HUD)	0	0	0	114,053	99,152	189,547
MODULAR (STATE)	0	0	0	114,053	99,152	189,547
MULTI	0	0	0	114,053	99,152	189,547
RANCH	0	0	0	114,053	99,152	189,547
SEMI-DETACHED	0	0	0	114,053	99,152	189,547
SINGLE WIDE	0	0	0	114,053	99,152	189,547
STORAGE ONLY	0	0	0	114,053	99,152	189,547
TRI-LEVEL	0	0	0	114,053	99,152	189,547
TWO-STORY	0	0	0	114,053	99,152	189,547
	0	0	0	114,053	99,152	189,547

Total Single Family Costs by Manual : 402,752
 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	87,565	102,656	103,580
>1 STY => 3 BED	0	0	0	87,565	102,656	103,580
1 STY < 3 BED	0	0	0	87,565	102,656	103,580
1 STY => 3 BED	0	0	0	87,565	102,656	103,580
1+ STORY	0	0	0	87,565	102,656	103,580
BI-LEVEL	0	0	0	87,565	102,656	103,580
DUPLEX	0	0	0	87,565	102,656	103,580
LOG CABIN	0	0	0	87,565	102,656	103,580
MIXED USE	0	0	0	87,565	102,656	103,580
MODULAR (HUD)	0	0	0	87,565	102,656	103,580
MODULAR (STATE)	0	0	0	87,565	102,656	103,580
MULTI	0	0	0	87,565	102,656	103,580
RANCH	0	0	0	87,565	102,656	103,580
SEMI-DETACHED	0	0	0	87,565	102,656	103,580
SINGLE WIDE	0	0	0	87,565	102,656	103,580
STORAGE ONLY	0	0	0	87,565	102,656	103,580
TRI-LEVEL	0	0	0	87,565	102,656	103,580
TWO-STORY	0	0	0	87,565	102,656	103,580
	0	0	0	87,565	102,656	103,580

Total Single Family Sale Residual Values : 293,801
 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
4	12	9.35	14.38	1.018
After Application of E.C.F.s		0.48	0.72	1.002

Economic Condition Factor Estimates (# of data points)						
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* 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)	0.768(1)	1.035(1)	0.546(2)
>1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	0.768(1)	1.035(1)	0.546(2)
1 STY < 3 BED	1.000(0)	1.000(0)	1.000(0)	0.768(1)	1.035(1)	0.546(2)
1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	0.768(1)	1.035(1)	0.546(2)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	0.768(1)	1.035(1)	0.546(2)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	0.768(1)	1.035(1)	0.546(2)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	0.768(1)	1.035(1)	0.546(2)
LOG CABIN	1.000(0)	1.000(0)	1.000(0)	0.768(1)	1.035(1)	0.546(2)
MIXED USE	1.000(0)	1.000(0)	1.000(0)	0.768(1)	1.035(1)	0.546(2)
MODULAR (HUD)	1.000(0)	1.000(0)	1.000(0)	0.768(1)	1.035(1)	0.546(2)
MODULAR (STATE)	1.000(0)	1.000(0)	1.000(0)	0.768(1)	1.035(1)	0.546(2)
MULTI	1.000(0)	1.000(0)	1.000(0)	0.768(1)	1.035(1)	0.546(2)

