Neighborhoods Used: 4N4HC.4N4HC.WARD 4 NEZ 4 HILLSDALE COMMONS CONDOMINIUMS

67 HILLSDALE COMMONS DR AD VALOREM

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
006-426-403-06		03/19/2024	4N4HC 407	335,000	10,001

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		48	324,999	396,193	0.820

!!MULTI-PARCEL SALE!!

248 GLEI CT AD VALOREM

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
006-426-403-16		08/09/2023	4N4HC 407	400,780	10,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		48	390,780	451,287	0.866

25 HILLSDALE COMMONS DR

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
006-426-403-01		06/28/2023	4N4HC 407	355,000	10,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMI-DETACHED	95	345,000	393,135	0.878

236 GLEI CT

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
006-426-403-13		03/02/2023	4N4HC 407	447,946	10,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMI-DETACHED	97	437,946	452,598	0.968

247 GLEI CT

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
006-426-403-10		01/26/2023	4N4HC 407	399,900	10,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMI-DETACHED	97	389,900	452,791	0.861

238 GLEI CT AD VALOREM

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
006-426-403-14		12/22/2022	4N4HC 407	402,365	10,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		97	392,365	451,287	0.869

249 GLEI CT

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
006-426-403-09		05/02/2022	4N4HC 407	393,925	10,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMI-DETACHED	96	383,925	447,933	0.857

Neighborhoods Used: 4N4HC.4N4HC.WARD 4 NEZ 4 HILLSDALE COMMONS CONDOMINIUMS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
>1 STY => 3 BED	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
1 STY < 3 BED	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
1 STY => 3 BED	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
1+ STORY	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
BI-LEVEL	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
DUPLEX	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
LOG CABIN	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
MIXED USE	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
MODULAR (HUD)	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
MODULAR (STATE)	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
MULTI	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
RANCH	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
SEMI-DETACHED	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
SINGLE WIDE	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
STORAGE ONLY	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
TRI-LEVEL	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
TWO-STORY	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223
	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223	3,045,223

Total Single Family Costs by Manual : 3,045,223
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	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
>1 STY => 3 BED	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
1 STY < 3 BED	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
1 STY => 3 BED	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
1+ STORY	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
BI-LEVEL	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
DUPLEX	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
LOG CABIN	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
MIXED USE	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
MODULAR (HUD)	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
MODULAR (STATE)	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
MULTI	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
RANCH	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
SEMI-DETACHED	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
SINGLE WIDE	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
STORAGE ONLY	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
TRI-LEVEL	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
TWO-STORY	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915
	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915	2,664,915

Total Single Family Sale Residual Values : 2,664,915
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
7	2	2.70	4.46	1.003
After Application of E.C.F.s		2.70	4.47	1.003

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
>1 STY => 3 BED	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
1 STY < 3 BED	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
1 STY => 3 BED	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
1+ STORY	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
BI-LEVEL	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
DUPLEX	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
LOG CABIN	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
MIXED USE	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
MODULAR (HUD)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
MODULAR (STATE)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
MULTI	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)

Neighborhoods Used: 4N4HC.4N4HC.WARD 4 NEZ 4 HILLSDALE COMMONS CONDOMINIUMS

RANCH	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
SEMI-DETACHED	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
SINGLE WIDE	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
STORAGE ONLY	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
TRI-LEVEL	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
TWO-STORY	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)
	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)	0.875(7)

Single Family E.C.F. : 0.875 (7)
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: 18
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): 4N4HC - 4N4HC.WARD 4 NEZ 4 HILLSDALE COMMONS CONDOMINIUMS

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