Neighborhoods Used: 4N4SE.4N4SE.WARD 4 NEZ 4 SOUTHEAST ADDITION

252 E BACON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-401-05	01/05/2024	4N4SE 401	135,000	29,596

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DUPLEX	45	105,404	131,645	0.801

259 E SOUTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-402-11	10/10/2023	4N4SE 401	150,000	56,341

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED	60	93,659	113,853	0.823

225 E SOUTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-402-05	07/28/2023	4N4SE 401	150,000	28,928

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY => 3 BED	45	121,072	87,810	1.379

225 E SOUTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-402-05	03/07/2023	4N4SE 401	90,000	28,928

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY => 3 BED	45	61,072	87,810	0.696

13 BARNARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-451-31	09/28/2022	4N4SE 401	60,000	31,716

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	56	28,284	75,156	0.376

24 LAKEVIEW CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-402-01	09/15/2022	4N4SE 401	155,000	38,153

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	45	116,847	76,034	1.537

139 GRISWOLD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-451-09	07/12/2022	4N4SE 401	49,000	26,955

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	45	22,045	61,927	0.356

141.5 GRISWOLD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-451-11	04/08/2022	4N4SE 401	38,000	29,088

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45	8,912	53,449	0.167

Neighborhoods Used: 4N4SE.4N4SE.WARD 4 NEZ 4 SOUTHEAST ADDITION

<<<<<<<<<< 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	0	189,009	498,675
>1 STY => 3 BED	0	0	0	0	189,009	498,675
1 STY < 3 BED	0	0	0	0	189,009	498,675
1 STY => 3 BED	0	0	0	0	189,009	498,675
1+ STORY	0	0	0	0	189,009	498,675
BI-LEVEL	0	0	0	0	189,009	498,675
DUPLEX	0	0	0	0	189,009	498,675
LOG CABIN	0	0	0	0	189,009	498,675
MIXED USE	0	0	0	0	189,009	498,675
MODULAR (HUD)	0	0	0	0	189,009	498,675
MODULAR (STATE)	0	0	0	0	189,009	498,675
MULTI	0	0	0	0	189,009	498,675
RANCH	0	0	0	0	189,009	498,675
SEMI-DETACHED	0	0	0	0	189,009	498,675
SINGLE WIDE	0	0	0	0	189,009	498,675
STORAGE ONLY	0	0	0	0	189,009	498,675
TRI-LEVEL	0	0	0	0	189,009	498,675
TWO-STORY	0	0	0	0	189,009	498,675
	0	0	0	0	189,009	498,675

Total Single Family Costs by Manual : 687,684
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	0	121,943	435,352
>1 STY => 3 BED	0	0	0	0	121,943	435,352
1 STY < 3 BED	0	0	0	0	121,943	435,352
1 STY => 3 BED	0	0	0	0	121,943	435,352
1+ STORY	0	0	0	0	121,943	435,352
BI-LEVEL	0	0	0	0	121,943	435,352
DUPLEX	0	0	0	0	121,943	435,352
LOG CABIN	0	0	0	0	121,943	435,352
MIXED USE	0	0	0	0	121,943	435,352
MODULAR (HUD)	0	0	0	0	121,943	435,352
MODULAR (STATE)	0	0	0	0	121,943	435,352
MULTI	0	0	0	0	121,943	435,352
RANCH	0	0	0	0	121,943	435,352
SEMI-DETACHED	0	0	0	0	121,943	435,352
SINGLE WIDE	0	0	0	0	121,943	435,352
STORAGE ONLY	0	0	0	0	121,943	435,352
TRI-LEVEL	0	0	0	0	121,943	435,352
TWO-STORY	0	0	0	0	121,943	435,352
	0	0	0	0	121,943	435,352

Total Single Family Sale Residual Values : 557,295
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
8	13	31.03	35.62	1.178
After Application of E.C.F.s		30.29	36.63	1.184

<<<<<<< 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)	1.000(0)	0.645(2)	0.873(6)
>1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
1 STY < 3 BED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
LOG CABIN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
MIXED USE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
MODULAR (HUD)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
MODULAR (STATE)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
MULTI	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)

Neighborhoods Used: 4N4SE.4N4SE.WARD 4 NEZ 4 SOUTHEAST ADDITION

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
SEMI-DETACHED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
SINGLE WIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
STORAGE ONLY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.645(2)	0.873(6)

Single Family E.C.F. : 0.810 (8)
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): 4N4SE - 4N4SE.WARD 4 NEZ 4 SOUTHEAST 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