Neighborhoods Used: 4001.APARTMENTS: LARGE COMPLEXES

3402 SHAFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-300-006	11/09/2021 4001	201	6,600,000	925,576

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	5674424	3862599	1.469

Neighborhoods Used: 4001.APARTMENTS: LARGE COMPLEXES

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 3,862,599

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 5,674,424

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 4001.APARTMENTS: LARGE COMPLEXES

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.469 (1)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4001 - APARTMENTS: LARGE COMPLEXES

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

Neighborhoods Used: 4002.APARTMENTS: MEDIUM COMPLEX

Neighborhoods Used: 4003.APARTMENTS: UNDER PILOT PROGRAM

Neighborhoods Used: 4004.APARTMENTS: SMALL BUILDINGS

4737 CIRCLE SHORE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-194-024	02/28/2022 4004	401	419,000	52,618

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	366382	199893	1.833

4761 CIRCLE SHORE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-194-027	02/28/2022 4004	401	419,000	52,719

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	366281	198504	1.845

4747 CIRCLE SHORE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-194-036	02/28/2022 4004	401	420,000	52,417

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	367583	192174	1.913

899 HARDWICK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-102-004	04/16/2021 4004	401	370,000	52,618

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	317382	176908	1.794

923 HARDWICK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-102-005	04/16/2021 4004	401	350,000	52,618

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	297382	176330	1.687

941 HARDWICK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-102-006	04/16/2021 4004	401	360,000	52,517

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	307483	176023	1.747

2045 ANDREW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-412-004	03/30/2021 4004	401	300,000	78,273

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	221727	156816	1.414

583 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-451-022	02/24/2021 4004	201	550,000	55,188

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	494812	279908	1.768

Neighborhoods Used: 4004.APARTMENTS: SMALL BUILDINGS

1271 60TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-454-033	02/12/2021 4004	401	380,000	78,776

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	301224	189673	1.588

879 HARDWICK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-102-003	02/05/2021 4004	401	330,000	52,820

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	277180	176072	1.574

855 HARDWICK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-102-002	02/04/2021 4004	401	375,000	52,669

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	322331	186255	1.731

590 54TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-254-001	02/01/2021 4004	401	271,500	77,115

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	194385	179571	1.082

557 54TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-203-019	12/31/2020 4004	401	271,500	76,762

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	194738	179971	1.082

1251 60TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-454-032	12/04/2020 4004	401	380,000	78,575

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	301425	184003	1.638

1211 60TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-454-030	11/25/2020 4004	401	300,000	79,238

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	220762	198630	1.111

4753 CIRCLE SHORE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-194-026	07/01/2020 4004	401	325,000	52,618

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	272382	200444	1.359

Neighborhoods Used: 4004.APARTMENTS: SMALL BUILDINGS

1231 60TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-454-031	04/13/2020 4004	401	295,000	79,209

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	215791	186046	1.160

Neighborhoods Used: 4004.APARTMENTS: SMALL BUILDINGS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 3,237,220

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 5,039,250

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
17	0	14.80	18.09	1.027
After Application of E.C.F.s		13.73	17.33	1.024

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 4004.APARTMENTS: SMALL BUILDINGS

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.557 (17)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4004 - APARTMENTS: SMALL BUILDINGS

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

Neighborhoods Used: 4005.APTS CONVERTED TO CONDOS

2870 32ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-410-003	01/07/2022 4005	401	142,500	8,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	70	134,000	71,022	1.887

Neighborhoods Used: 4005.APTS CONVERTED TO CONDOS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 71,022
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
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 134,000
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
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 4005.APTS CONVERTED TO CONDOS

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.887 (1)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4005 - APTS CONVERTED TO CONDOS

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

Neighborhoods Used: 4201.HOTEL

Neighborhoods Used: 4202.MOBILE HOME PARK

Neighborhoods Used: 4203.RESIDENTIAL CARE FACILITY

Neighborhoods Used: 5001.RETAIL: BIG BOX

4250 28TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-101-060	06/10/2021 5001	201	7,650,000	4,659,841

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	2990159	4046562	0.739

Neighborhoods Used: 5001.RETAIL: BIG BOX

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 4,046,562

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 2,990,159

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 5001.RETAIL: BIG BOX

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 0.739 (1)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5001 - RETAIL: BIG BOX

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

Neighborhoods Used: 5002.RETAIL: CONVENIENCE MART

Neighborhoods Used: 5003.RETAIL: OLD BUSINESS DISTRICT

4346 DIVISION AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-353-003	02/23/2022 5003	201	160,000	14,295

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	145705	181081	0.805

Neighborhoods Used: 5003.RETAIL: OLD BUSINESS DISTRICT

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 181,081

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 145,705

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 5003.RETAIL: OLD BUSINESS DISTRICT

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 0.805 (1)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5003 - RETAIL: OLD BUSINESS DISTRICT

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

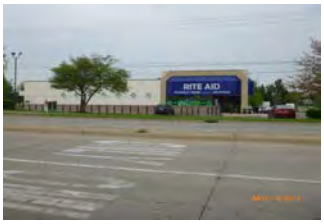
Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 5004.RETAIL: 1 - 3 TENANTS

5995 KALAMAZOO AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-476-042	11/04/2021 5004	201	3,091,000	801,950

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	2289050	866402	2.642



3128 28TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-228-006	08/11/2021 5004	201	1,350,000	534,191

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	815809	335622	2.431

5228 DIVISION AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-101-030	05/17/2021 5004	201	180,000	13,348

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	166652	67827	2.457

2995 28TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-476-018	03/23/2021 5004	201	900,000	544,202

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	355798	421016	0.845

2950 29TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-203-016	01/26/2021 5004	201	1,050,000	249,110

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	800890	792825	1.010

2820 29TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-203-011	07/15/2020 5004	201	1,125,000	388,214

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	736786	514541	1.432

Neighborhoods Used: 5004.RETAIL: 1 - 3 TENANTS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 2,998,234

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 5,164,985

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	2	25.59	31.09	1.044
After Application of E.C.F.s		26.36	31.16	1.062

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 5004.RETAIL: 1 - 3 TENANTS

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.723 (6)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5004 - RETAIL: 1 - 3 TENANTS

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

Neighborhoods Used: 5005.RETAIL: STRIP MALL

4450 BRETON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-101-021	09/16/2020 5005	201	4,500,000	1,398,946

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	3101054	4430574	0.700

Neighborhoods Used: 5005.RETAIL: STRIP MALL

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 4,430,574

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 3,101,054

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	1	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 5005.RETAIL: STRIP MALL

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 0.700 (1)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5005 - RETAIL: STRIP MALL

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

Neighborhoods Used: 5006.RETAIL: SUPERMARKET

Neighborhoods Used: 5007.RETAIL: WOODLAND MALL

Neighborhoods Used: 5201.BANKS/FINANCIAL INSTITUTIONS

Neighborhoods Used: 5202.CELL/COMMUNICATIONS TOWER, BLDGS

Neighborhoods Used: 5203.DAY CARE/NURSERY

1901 EAST PARIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-476-036	04/30/2021 5203	201	1,211,000	569,330

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	641670	505718	1.269

Neighborhoods Used: 5203.DAY CARE/NURSERY

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 505,718

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 641,670

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	1	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 5203.DAY CARE/NURSERY

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.269 (1)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5203 - DAY CARE/NURSERY

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

Neighborhoods Used: 5204.MINI STORAGE WAREHOUSES

4570 36TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-24-200-087	09/15/2021 5204	201	2,440,519	366,347

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	2074172	872419	2.377

4115 36TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-353-003	10/05/2020 5204	201	3,115,000	929,538

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	2185462	1733038	1.261

Neighborhoods Used: 5204.MINI STORAGE WAREHOUSES

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 2,605,457

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 4,259,634

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	20.31	36.04	0.970
After Application of E.C.F.s		19.60	34.47	0.971

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 5204.MINI STORAGE WAREHOUSES

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.635 (2)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5204 - MINI STORAGE WAREHOUSES

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

Neighborhoods Used: 5205.MORTUARIES

Neighborhoods Used: 5206.PERSONAL CARE/FITNESS/HEALTH

741 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-277-035	03/04/2021 5206	201	150,000	53,590

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	96410	122971	0.784

Neighborhoods Used: 5206.PERSONAL CARE/FITNESS/HEALTH

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 122,971

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 96,410

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 5206.PERSONAL CARE/FITNESS/HEALTH

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 0.784 (1)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5206 - PERSONAL CARE/FITNESS/HEALTH

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

Neighborhoods Used: 5207.CLUBHOUSES, ASSEMBLY BLDGS

Neighborhoods Used: 5208.REPAIR & CUSTOMER SERVICE SHOPS

Neighborhoods Used: 5209.SCHOOLS/TRAINING FACILITIES (PVT)

Neighborhoods Used: 5501.FAST FOOD

4417 KALAMAZOO AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-226-051	08/11/2021	5501 201	775,194	294,494

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	480700	362714	1.325

2860 EAST PARIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-101-036	05/20/2021	5501 201	375,000	276,901

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	98099	97841	1.003

Neighborhoods Used: 5501.FAST FOOD

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 460,555

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 578,799

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	7.58	11.60	1.029
After Application of E.C.F.s		4.61	6.84	1.017

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 5501.FAST FOOD

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.257 (2)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5501 - FAST FOOD

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

Neighborhoods Used: 5502.RESTAURANT

Neighborhoods Used: 5601.AUTO SERVICE/GARAGE

5170 DIVISION AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-351-042	08/11/2020 5601	201	240,000	63,967

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	176033	126482	1.392

Neighborhoods Used: 5601.AUTO SERVICE/GARAGE

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 126,482

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 176,033

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 5601.AUTO SERVICE/GARAGE

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.392 (1)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5601 - AUTO SERVICE/GARAGE

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

Neighborhoods Used: 5602.AUTO/RV SALES & RENTALS

2919 29TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-202-038	11/10/2020 5602	201	1,900,000	950,442

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	949558	1195979	0.794

Neighborhoods Used: 5602.AUTO/RV SALES & RENTALS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 1,195,979

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 949,558

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 5602.AUTO/RV SALES & RENTALS

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 0.794 (1)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5602 - AUTO/RV SALES & RENTALS

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

Neighborhoods Used: 5603.CAR WASH

Neighborhoods Used: 5604.GAS STATIONS

Neighborhoods Used: 5701.VETERINARIAN/ANIMAL CARE

3080 BROADMOOR AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-178-004	09/10/2021 5701	201	280,000	121,494

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	158506	238449	0.665

4150 40TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-24-153-003	09/01/2020 5701	201	900,000	113,213

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	786787	658102	1.196

Neighborhoods Used: 5701.VETERINARIAN/ANIMAL CARE

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 896,552

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 945,293

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	1	16.67	28.28	1.117
After Application of E.C.F.s		16.33	27.61	1.114

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 5701.VETERINARIAN/ANIMAL CARE

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.054 (2)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5701 - VETERINARIAN/ANIMAL CARE

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

Neighborhoods Used: 5901.RECREATIONAL FACILITY

Neighborhoods Used: 5902.PARKING LOT

Neighborhoods Used: 6001.OFFICE: GENERAL, MULTI TENANTS

3160 BRETON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-151-042	09/15/2021 6001	201	310,000	112,678

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	197322	268584	0.735

2130 ENTERPRISE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-211-015	09/14/2020 6001	201	363,750	113,541

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	250209	586406	0.427

Neighborhoods Used: 6001.OFFICE: GENERAL, MULTI TENANTS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 854,990

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 447,531

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	2	18.04	31.13	0.983
After Application of E.C.F.s		14.66	24.30	0.986

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 6001.OFFICE: GENERAL, MULTI TENANTS

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 0.523 (2)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 6001 - OFFICE: GENERAL, MULTI TENANTS

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

Neighborhoods Used: 6002.OFFICE: MEDICAL

954 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-125-002	11/13/2020 6002	201	200,000	46,257

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	153743	127999	1.201

436 44TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-202-026	10/20/2020 6002	201	1,055,000	117,729

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	937271	1070716	0.875

4069 LAKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-101-010	05/29/2020 6002	201	56,000,000	1,600,381

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	54399619	25531153	2.131

4100 LAKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-101-011	05/29/2020 6002	201	40,500,000	904,319

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	39595681	22245139	1.780

Neighborhoods Used: 6002.OFFICE: MEDICAL

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 48,975,007

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 95,086,314

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	27.02	36.14	1.445
After Application of E.C.F.s		26.35	32.82	1.390

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 6002.OFFICE: MEDICAL

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.942 (4)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 6002 - OFFICE: MEDICAL

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

Neighborhoods Used: 6003.OFFICE: LARGE CORPORATE BLDG

4170 EMBASSY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-320-008	03/19/2021 6003	201	1,850,000	347,999

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	1502001	2120621	0.708

4090 LAKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-101-005	04/01/2020 6003	201	3,500,000	669,268

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	2830732	3754907	0.754

Neighborhoods Used: 6003.OFFICE: LARGE CORPORATE BLDG

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 5,875,528

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 4,332,733

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	2.64	3.83	1.008
After Application of E.C.F.s		2.47	3.58	1.008

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 6003.OFFICE: LARGE CORPORATE BLDG

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 0.737 (2)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 6003 - OFFICE: LARGE CORPORATE BLDG

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

Neighborhoods Used: 6004.OFFICE: SMALL SGL OCCUPANT

4436 BROADMOOR AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-25-126-001	11/08/2021 6004	201	1,050,000	275,215

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	774785	1323809	0.585

1403 60TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-476-029	11/17/2020 6004	201	845,000	189,490

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	655510	771527	0.850

4641 N BRETON CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-151-002	05/06/2020 6004	201	226,000	84,215

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	141785	160009	0.886

Neighborhoods Used: 6004.OFFICE: SMALL SGL OCCUPANT

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 2,255,346

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 1,572,080

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	2	12.96	18.04	0.943
After Application of E.C.F.s		10.78	16.60	0.956

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 6004.OFFICE: SMALL SGL OCCUPANT

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 0.697 (3)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 6004 - OFFICE: SMALL SGL OCCUPANT

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

Neighborhoods Used: 6005.OFFICE: MULTI FLOOR, NO ELEVATOR

2180 44TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-212-013	12/11/2020 6005	201	740,000	202,459

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	537541	1136337	0.473

3180 EAST PARIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-153-002	07/17/2020 6005	201	257,043	96,164

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	160879	345163	0.466

Neighborhoods Used: 6005.OFFICE: MULTI FLOOR, NO ELEVATOR

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 1,481,501

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 698,420

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	2.55	3.70	0.987
After Application of E.C.F.s		0.48	0.68	1.002

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 6005.OFFICE: MULTI FLOOR, NO ELEVATOR

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 0.471 (2)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 6005 - OFFICE: MULTI FLOOR, NO ELEVATOR

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

Neighborhoods Used: 7001.DISTRIBUTION WAREHOUSE

4500 BROADMOOR AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-25-126-006	08/09/2021 7001	201	1,650,000	391,391

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	1258609	971350	1.296

3070 SHAFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-101-071	06/02/2021 7001	201	6,650,000	800,220

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	5849780	7487548	0.781

5000 WEST GREENBROOKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-427-005	04/13/2021 7001	201	690,000	126,891

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	563109	445189	1.265

4081 36TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-353-001	11/11/2020 7001	201	610,000	191,114

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	418886	440120	0.952

Neighborhoods Used: 7001.DISTRIBUTION WAREHOUSE

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 9,344,206

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 8,090,384

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	15.13	18.37	0.870
After Application of E.C.F.s		14.49	17.90	0.881

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 7001.DISTRIBUTION WAREHOUSE

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 0.866 (4)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 7001 - DISTRIBUTION WAREHOUSE

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

Neighborhoods Used: 7002.FLEX BUILDINGS (LOFTS)

4317 AIR WEST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-23-453-003	11/15/2021 7002	201	1,720,000	185,129

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	1534871	875025	1.754

5610 DIVISION AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-301-037	07/01/2021 7002	201	1,825,000	372,377

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	1452623	1013677	1.433

4156 DANVERS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-24-476-005	06/17/2021 7002	301	2,300,000	294,879

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	2005121	2106055	0.952

4717 BROADMOOR AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-25-151-010	03/19/2021 7002	201	3,800,000	456,556

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	3343444	2840608	1.177

Neighborhoods Used: 7002.FLEX BUILDINGS (LOFTS)

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 6,835,365

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 8,336,059

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	1	15.44	19.80	0.973
After Application of E.C.F.s		16.17	20.60	0.972

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 7002.FLEX BUILDINGS (LOFTS)

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.220 (4)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 7002 - FLEX BUILDINGS (LOFTS)

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

Neighborhoods Used: 7003.MANUFACTURING: OVER 200,000 SF

Neighborhoods Used: 7004.MANUFACTURING: LIGHT

4170 36TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-24-101-017	01/12/2022 7004	201	1,194,000	426,301

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	767699	493741	1.555

4242 44TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-25-126-008	12/28/2021 7004	301	4,272,977	962,098

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	3310879	2471108	1.340

4617 EAST PARIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-276-010	12/28/2021 7004	301	2,560,000	391,246

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	2168754	1339217	1.619

4647 60TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-36-400-024	11/09/2021 7004	301	19,550,000	1,599,284

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	17950716	11406316	1.574

4475 AIR WEST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-226-024	05/11/2021 7004	201	795,000	140,327

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	654673	499355	1.311

3919 N GREENBROOKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-426-003	05/06/2021 7004	301	863,000	212,007

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	650993	719685	0.905

4329 EASTERN AVE SE

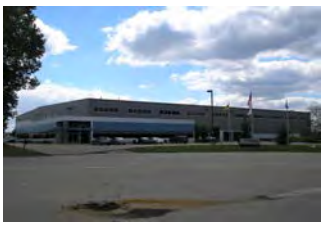
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-477-015	02/23/2021 7004	301	1,150,000	269,393

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	880607	1132529	0.778

3840 MODEL CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-23-426-023	11/24/2020 7004	301	4,750,000	426,166

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	4323834	4051750	1.067



Neighborhoods Used: 7004.MANUFACTURING: LIGHT

4320 AIR WEST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-23-476-004	10/05/2020 7004	301	1,200,000	185,036

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	1014964	554827	1.829

5385 PATTERSON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-36-200-049	09/24/2020 7004	301	8,113,363	931,744

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	7181619	5947281	1.208

4530 ROGER B CHAFFEE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-203-039	07/27/2020 7004	301	350,000	59,091

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	290909	335610	0.867

Neighborhoods Used: 7004.MANUFACTURING: LIGHT

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 28,951,419

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 39,195,647

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	4	19.04	23.16	1.126
After Application of E.C.F.s		20.57	24.05	1.111

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 7004.MANUFACTURING: LIGHT

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.354 (11)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 7004 - MANUFACTURING: LIGHT

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

Neighborhoods Used: 7005.MFG/WAREHOUSE/RETAIL SALES MIX

4544 BROADMOOR AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-25-126-007	12/30/2021 7005	301	1,780,000	324,900

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	1455100	924528	1.574

3070 BROADMOOR AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-177-036	11/01/2021 7005	201	525,000	219,919

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	305081	216024	1.412

3070 29TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-229-013	12/07/2020 7005	201	1,770,000	315,316

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	1454684	1461195	0.996

3777 44TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-23-453-010	10/30/2020 7005	201	450,000	97,725

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	352275	410175	0.859

Neighborhoods Used: 7005.MFG/WAREHOUSE/RETAIL SALES MIX

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 3,011,922

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 3,567,140

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	14.95	20.18	1.044
After Application of E.C.F.s		16.19	22.07	1.039

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 7005.MFG/WAREHOUSE/RETAIL SALES MIX

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.184 (4)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 7005 - MFG/WAREHOUSE/RETAIL SALES MIX

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

Neighborhoods Used: 7006.UTILITIES

Neighborhoods Used: 7007.TRUCK TERMINAL/TRANSIT WARHSE

4530 36TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-24-200-085	12/30/2020 7007	201	1,121,296	336,016

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	785280	624319	1.258

Neighborhoods Used: 7007.TRUCK TERMINAL/TRANSIT WARHSE

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 624,319

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 785,280

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 7007.TRUCK TERMINAL/TRANSIT WARHSE

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.258 (1)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 7007 - TRUCK TERMINAL/TRANSIT WARHSE

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

Neighborhoods Used: 7008.WAREHOUSE: STORAGE

4195 EAST PARIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-23-428-012	12/15/2021 7008	201	500,000	132,255

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	367745	424992	0.865

3990 44TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-227-029	11/23/2021 7008	201	1,185,000	112,915

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	1072085	695576	1.541

4515 PATTERSON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-25-227-006	05/05/2021 7008	301	865,000	101,873

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	763127	458608	1.664

Neighborhoods Used: 7008.WAREHOUSE: STORAGE

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 1,579,176

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 2,202,957

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	22.79	30.72	1.079
After Application of E.C.F.s		21.62	28.98	1.074

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 7008.WAREHOUSE: STORAGE

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.395 (3)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 7008 - WAREHOUSE: STORAGE

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

Neighborhoods Used: 7009.ENGINEERING & RESEARCH

Neighborhoods Used: 7010.OUTDOOR STORAGE

Neighborhoods Used: 7020.FLEX CONDOMINIUMS--INCUBATORS

3876 EAST PARIS AVE SE STE 2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-24-154-002	01/04/2022 7020	201	200,000	33,414

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	166586	136202	1.223

3876 EAST PARIS AVE SE STE 13

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-24-154-013	01/20/2021 7020	201	156,400	27,571

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	128829	125335	1.028

Neighborhoods Used: 7020.FLEX CONDOMINIUMS--INCUBATORS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
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 : 261,537

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
BLOCK	0	0	0	0	0	0
CONDO 1 ST	0	0	0	0	0	0
CONDO 2 ST	0	0	0	0	0	0
CONDO BILEV	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MULTI-LEVEL	0	0	0	0	0	0
PRE-WWII	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
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 : 295,415

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	6.63	10.04	1.009
After Application of E.C.F.s		6.71	10.17	1.009

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 1 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO 2 ST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO BILEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 7020.FLEX CONDOMINIUMS--INCUBATORS

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ZERO LOT LINE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 1.130 (2)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 7020 - FLEX CONDOMINIUMS--INCUBATORS

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