Neighborhoods Used: 0110.WOODSIDE OAKS

4271 WOODSIDE OAKS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-177-003	12/01/2020 0110	401	375,000	72,311

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	85	302,689	318,096	0.952

Neighborhoods Used: 0110.WOODSIDE OAKS

<<<<<<<<<< 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	318,096	318,096	318,096	318,096	318,096	318,096
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 : 318,096
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	302,689	302,689	302,689	302,689	302,689	302,689
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 : 302,689
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
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	0.952(1)	0.952(1)	0.952(1)	0.952(1)	0.952(1)	0.952(1)
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: 0110.WOODSIDE OAKS

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. : 0.952 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 0110 - WOODSIDE OAKS

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: 0120.EASTMONT GARDENS

4756 HALL ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-227-004	12/15/2021	0120 401	325,000	84,088

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	240,912	153,000	1.575

1797 RIVA RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-430-011	11/01/2021	0120 401	450,000	92,199

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	357,801	322,747	1.109

4660 HALL ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-226-003	09/28/2021	0120 401	396,000	88,819

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	307,181	173,079	1.775

4736 CAVALCADE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-429-028	07/09/2021	0120 401	490,000	90,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	400,000	334,750	1.195

1318 FOREST HILL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-228-004	01/08/2021	0120 401	272,000	84,584

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	187,416	204,810	0.915

1728 RIVA RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-476-011	10/19/2020	0120 401	438,000	92,396

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	345,604	316,710	1.091

4662 EAST FOREST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-228-006	10/16/2020	0120 401	385,000	91,436

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	293,564	215,468	1.362

4744 EAST MEADOWS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-229-003	10/09/2020	0120 401	311,000	90,874

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	220,126	257,819	0.854

Neighborhoods Used: 0120.EASTMONT GARDENS

1830 MIDDLEGROUND DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-430-006	10/05/2020	0120 401	361,000	90,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	271,000	287,137	0.944

4725 KIRK COURT EAST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-227-008	08/14/2020	0120 401	329,000	96,279

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	232,721	188,620	1.234

1312 FOREST HILL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-228-003	07/08/2020	0120 401	246,900	82,306

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	164,594	156,147	1.054

4743 EAST MEADOWS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-227-045	05/05/2020	0120 401	340,000	119,025

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	220,975	266,166	0.830

Neighborhoods Used: 0120.EASTMONT GARDENS

<<<<<<<<<< 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	215,468	215,468	215,468	215,468	215,468	215,468
2-STORY	1,716,130	1,716,130	1,716,130	1,716,130	1,716,130	1,716,130
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	944,855	944,855	944,855	944,855	944,855	944,855
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 : 2,876,454
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	293,564	293,564	293,564	293,564	293,564	293,564
2-STORY	1,828,101	1,828,101	1,828,101	1,828,101	1,828,101	1,828,101
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	1,120,229	1,120,229	1,120,229	1,120,229	1,120,229	1,120,229
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 : 3,241,894
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	0	12.67	15.56	1.010
After Application of E.C.F.s		12.65	15.22	1.014

<<<<<<< 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	1.362(1)	1.362(1)	1.362(1)	1.362(1)	1.362(1)	1.362(1)
2-STORY	1.065(6)	1.065(6)	1.065(6)	1.065(6)	1.065(6)	1.065(6)
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: 0120.EASTMONT GARDENS

RANCH	1.186(5)	1.186(5)	1.186(5)	1.186(5)	1.186(5)	1.186(5)
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. : 1.127 (12)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 0120 - EASTMONT GARDENS

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: 0121.BAYBERRY CONDOS ON THORNBERRY

1355 THORNBERRY CT W SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-202-041	10/08/2021 0121	401	500,000	125,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	375,000	267,994	1.399

Neighborhoods Used: 0121.BAYBERRY CONDOS ON THORNBERRY

<<<<<<<<<< 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	267,994	267,994	267,994	267,994	267,994	267,994
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 : 267,994
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	375,000	375,000	375,000	375,000	375,000	375,000
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 : 375,000
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
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: 0121.BAYBERRY CONDOS ON THORNBERRY

RANCH	1.399(1)	1.399(1)	1.399(1)	1.399(1)	1.399(1)	1.399(1)
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. : 1.399 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 0121 - BAYBERRY CONDOS ON THORNBERRY

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: 0122.CREEKSIDE ESTATES

4519 ORCHARD CREEK DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-205-010	02/11/2022	0122	401	412,300	100,794

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	72	311,506	260,043	1.198

4227 ARLET CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-128-010	11/03/2021	0122	401	436,000	120,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	76	316,000	281,753	1.122

4411 ORCHARD CREEK DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-205-001	07/16/2021	0122	401	460,000	100,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	74	360,000	276,327	1.303

4209 TOMPKINS CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-126-015	05/05/2021	0122	401	395,000	125,630

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	269,370	317,763	0.848

1325 APPLE CREEK DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-130-002	04/30/2021	0122	401	516,500	102,670

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	413,830	331,717	1.248

4292 HARALSON CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-176-037	04/28/2021	0122	401	410,000	100,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	76	310,000	327,065	0.948

4259 HARALSON CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-176-032	04/23/2021	0122	401	388,500	100,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	76	288,500	297,503	0.970

1346 APPLE CREEK DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-129-023	11/03/2020	0122	401	386,000	100,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	286,000	311,854	0.917

Neighborhoods Used: 0122.CREEKSIDE ESTATES

4507 ORCHARD CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-205-009	09/03/2020 0122	401	415,000	100,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	73	315,000	291,337	1.081

4245 HARALSON CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-176-031	08/28/2020 0122	401	373,000	100,813

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	272,187	310,684	0.876

4531 ORCHARD CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-205-013	08/18/2020 0122	401	400,000	100,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	73	300,000	279,817	1.072

4511 ORCHARD CREEK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-201-026	05/29/2020 0122	401	450,000	85,906

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	72	364,094	373,324	0.975

Neighborhoods Used: 0122.CREEKSIDE ESTATES

<<<<<<<<<< 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	3,659,187	3,659,187	3,659,187	3,659,187	3,659,187	3,659,187
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 : 3,659,187
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	3,806,487	3,806,487	3,806,487	3,806,487	3,806,487	3,806,487
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 : 3,806,487
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	0	8.41	10.86	1.007
After Application of E.C.F.s		8.43	10.99	1.007

<<<<<<< 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	1.040(12)	1.040(12)	1.040(12)	1.040(12)	1.040(12)	1.040(12)
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: 0122.CREEKSIDE ESTATES

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. : 1.040 (12)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 0122 - CREEKSIDE ESTATES

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: 0123.FOREST HOLLOW SITE CONDOS

Neighborhoods Used: 0131.SABLE POINT CONDOS

1906 FIRETHORN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-352-043	03/31/2022	0131 401	400,000	75,650

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	73	324,350	260,630	1.244

1969 BURNING WOODS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-352-064	12/22/2021	0131 401	515,000	63,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	74	451,250	273,062	1.653

1922 THORN RUN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-352-036	12/19/2021	0131 401	415,000	75,890

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	72	339,110	270,094	1.256

1912 HIDDEN OAK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-352-024	08/27/2021	0131 401	380,000	76,915

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	71	303,085	252,531	1.200

1955 HIDDEN OAK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-352-016	09/21/2020	0131 401	324,000	67,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	71	256,500	214,480	1.196

4286 SABAL POINTE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-352-056	06/18/2020	0131 401	346,000	76,613

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	75	269,387	258,844	1.041

4217 SABAL POINTE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-352-008	06/02/2020	0131 401	297,000	90,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	207,000	248,748	0.832

Neighborhoods Used: 0131.SABLE POINT 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	1,778,389	1,778,389	1,778,389	1,778,389	1,778,389	1,778,389
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 : 1,778,389
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	2,150,682	2,150,682	2,150,682	2,150,682	2,150,682	2,150,682
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 : 2,150,682
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	10.74	15.60	1.025
After Application of E.C.F.s		10.49	15.25	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	1.209(7)	1.209(7)	1.209(7)	1.209(7)	1.209(7)	1.209(7)
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: 0131.SABLE POINT 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. : 1.209 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 0131 - SABLE POINT 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: 0140.FOREST HILL MEADOWS

1685 FOREST HILL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-402-017	11/05/2021 0140	401	308,000	66,365

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	241,635	161,976	1.492

1630 FOREST HILL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-403-003	09/30/2021 0140	401	275,000	51,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	224,000	193,019	1.161

1670 WAYSIDE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-426-005	08/16/2021 0140	401	290,000	60,617

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	229,383	164,956	1.391

4617 BLUEGRASS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-403-009	05/04/2021 0140	401	365,000	61,675

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	303,325	205,958	1.473

1707 WAYSIDE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-403-015	03/30/2021 0140	401	298,000	60,627

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	237,373	166,792	1.423

4521 CLOVERLEAF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-401-010	09/04/2020 0140	401	301,000	61,216

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	239,784	167,413	1.432

4617 BLUEGRASS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-403-009	08/28/2020 0140	401	340,000	61,675

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	278,325	205,958	1.351

4470 CLOVERLEAF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-402-006	06/29/2020 0140	401	300,000	60,926

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	239,074	159,363	1.500

Neighborhoods Used: 0140.FOREST HILL MEADOWS

<<<<<<<<<< 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	166,792	166,792	166,792	166,792	166,792	166,792
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	846,727	846,727	846,727	846,727	846,727	846,727
TRI-LEVEL	411,917	411,917	411,917	411,917	411,917	411,917
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,425,436
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	237,373	237,373	237,373	237,373	237,373	237,373
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	1,173,876	1,173,876	1,173,876	1,173,876	1,173,876	1,173,876
TRI-LEVEL	581,650	581,650	581,650	581,650	581,650	581,650
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,992,899
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	2	4.05	6.21	1.003
After Application of E.C.F.s		4.62	6.62	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	1.423(1)	1.423(1)	1.423(1)	1.423(1)	1.423(1)	1.423(1)
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: 0140.FOREST HILL MEADOWS

RANCH	1.386(5)	1.386(5)	1.386(5)	1.386(5)	1.386(5)	1.386(5)
TRI-LEVEL	1.412(2)	1.412(2)	1.412(2)	1.412(2)	1.412(2)	1.412(2)
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. : 1.398 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 0140 - FOREST HILL MEADOWS

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: 0145.BLUEGRASS FARMS

1831 WHIRLAWAY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-01-451-017	09/28/2020 0145	401	420,000	91,289

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	74	328,711	349,264	0.941

Neighborhoods Used: 0145.BLUEGRASS FARMS

<<<<<<<<<< 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	349,264	349,264	349,264	349,264	349,264	349,264
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 : 349,264
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	328,711	328,711	328,711	328,711	328,711	328,711
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 : 328,711
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
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	0.941(1)	0.941(1)	0.941(1)	0.941(1)	0.941(1)	0.941(1)
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: 0145.BLUEGRASS FARMS

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. : 0.941 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 0145 - BLUEGRASS FARMS

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: 0210.LAKE DR & CAMILLE

Neighborhoods Used: 0220.STANDING STONES SITE CONDOS

Neighborhoods Used: 0230.KEYHILL & COLLEGE HGTS PLATS

1875 CAMILLE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-452-026	12/01/2021 0230	401	270,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	215,000	150,982	1.424

1909 ROWLAND AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-454-037	08/31/2021 0230	401	280,000	56,004

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	223,996	149,169	1.502

1920 ROWLAND AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-455-007	07/30/2021 0230	401	275,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	220,000	126,221	1.743

1831 OBSERVATORY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-451-004	07/22/2021 0230	401	300,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	245,000	198,481	1.234

1852 ROWLAND AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-455-021	05/20/2021 0230	401	205,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	150,000	110,922	1.352

1819 KEYHILL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-453-002	04/02/2021 0230	401	305,000	57,850

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	247,150	194,178	1.273

1887 CAMILLE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-452-027	04/01/2021 0230	401	299,900	55,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	244,098	163,731	1.491

1824 OBSERVATORY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-452-003	12/22/2020 0230	401	310,000	66,084

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	243,916	172,016	1.418

Neighborhoods Used: 0230.KEYHILL & COLLEGE HGTS PLATS

1926 OBSERVATORY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-452-012	11/06/2020 0230	401	252,000	55,408

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	196,592	161,431	1.218

1901 OBSERVATORY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-451-009	09/24/2020 0230	401	188,900	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	133,900	157,520	0.850

1833 ROWLAND AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-454-034	08/28/2020 0230	401	240,000	55,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	184,304	169,215	1.089

1846 ROWLAND AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-02-455-020	05/01/2020 0230	401	242,500	57,245

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	185,255	130,987	1.414

Neighborhoods Used: 0230.KEYHILL & COLLEGE HGTS PLATS

<<<<<<<<<< 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	513,194	513,194	513,194	513,194	513,194	513,194
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	1,371,660	1,371,660	1,371,660	1,371,660	1,371,660	1,371,660
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 : 1,884,854
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	704,098	704,098	704,098	704,098	704,098	704,098
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	1,785,113	1,785,113	1,785,113	1,785,113	1,785,113	1,785,113
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 : 2,489,211
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	0	10.01	14.07	1.013
After Application of E.C.F.s		10.20	14.51	1.011

<<<<<<< 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	1.372(3)	1.372(3)	1.372(3)	1.372(3)	1.372(3)	1.372(3)
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: 0230.KEYHILL & COLLEGE HGTS PLATS

RANCH	1.301(9)	1.301(9)	1.301(9)	1.301(9)	1.301(9)	1.301(9)
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. : 1.321 (12)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 0230 - KEYHILL & COLLEGE HGTS PLATS

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: 1000.UNPLATTED RESIDENTIAL S OF 28TH ST

2207 52ND ST SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-476-031	03/28/2022	1000	401	322,000	37,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	284,160	179,267	1.585

2850 32ND ST SE

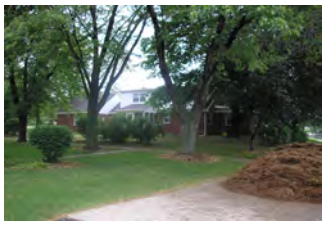
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-402-002	03/21/2022	1000	401	220,000	39,600

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	180,400	130,040	1.387

3035 EAST PARIS AVE SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-276-020	08/26/2021	1000	401	245,000	45,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	199,160	187,028	1.065



2955 52ND ST SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-451-030	08/18/2021	1000	401	240,000	54,485

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	185,515	118,702	1.563

4309 36TH ST SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-390-007	06/18/2021	1000	401	231,000	67,290

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	163,710	181,611	0.901

Gross Rent = 1,962, Gross Rent Multiplier = 117.737

2844 32ND ST SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-402-001	12/21/2020	1000	401	135,000	26,812

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	108,188	76,257	1.419

2587 32ND ST SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-151-021	12/18/2020	1000	401	217,000	69,320

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	147,680	165,037	0.895

4461 36TH ST SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-400-006	08/10/2020	1000	401	285,000	117,204

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63	167,796	223,218	0.752

Neighborhoods Used: 1000.UNPLATTED RESIDENTIAL S OF 28TH ST

3876 32ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-426-092	07/20/2020 1000	401	234,900	84,230

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	150,670	184,072	0.819

2720 44TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-126-003	06/30/2020 1000	401	250,000	60,130

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	189,870	207,236	0.916

3770 BRETON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-101-027	06/11/2020 1000	401	193,000	65,491

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	127,509	114,414	1.114

Neighborhoods Used: 1000.UNPLATTED RESIDENTIAL S OF 28TH ST

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
1-1/4 STORY	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
1-3/4 STORY	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
2-STORY	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
BI-LEVEL	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
BLOCK	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
CONDO 1 ST	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
CONDO 2 ST	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
CONDO BILEV	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
CONTEMPORARY	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
FARM HOUSE	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
MANUFACTURED	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
MULTI-LEVEL	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
PRE-WWII	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
RANCH	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
TRI-LEVEL	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
ZERO LOT LINE	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271
	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271	1,585,271

Total Single Family Costs by Manual : 1,585,271
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
1-1/4 STORY	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
1-3/4 STORY	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
2-STORY	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
BI-LEVEL	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
BLOCK	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
CONDO 1 ST	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
CONDO 2 ST	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
CONDO BILEV	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
CONTEMPORARY	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
FARM HOUSE	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
MANUFACTURED	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
MULTI-LEVEL	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
PRE-WWII	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
RANCH	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
TRI-LEVEL	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
ZERO LOT LINE	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948
	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948	1,740,948

Total Single Family Sale Residual Values : 1,740,948
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	6	16.27	18.62	0.997
After Application of E.C.F.s		15.39	18.25	0.996

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
1-1/4 STORY	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
1-3/4 STORY	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
2-STORY	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
BI-LEVEL	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
BLOCK	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
CONDO 1 ST	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
CONDO 2 ST	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
CONDO BILEV	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
CONTEMPORARY	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
FARM HOUSE	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
MANUFACTURED	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
MULTI-LEVEL	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
PRE-WWII	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)

Neighborhoods Used: 1000.UNPLATTED RESIDENTIAL S OF 28TH ST

RANCH	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
TRI-LEVEL	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
ZERO LOT LINE	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)
	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)	1.098(10)

Single Family E.C.F. : 1.098 (10)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)
Gross Rent Multiplier: 117.737 (1)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 1000 - UNPLATTED RESIDENTIAL S OF 28TH ST

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: 1001.UNPLATTED RES N OF 28TH ST

4704 BURTON ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-426-004	10/21/2021 1001	401	360,000	42,320

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TRI-LEVEL	70	317,680	220,261	1.442

Gross Rent = 3,489, Gross Rent Multiplier = 103.181

4690 BURTON ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-426-003	10/21/2021 1001	401	360,000	37,638

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TRI-LEVEL	70	322,362	164,937	1.954

Gross Rent = 2,811, Gross Rent Multiplier = 128.068

4332 BURTON ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-179-001	08/02/2021 1001	401	575,000	56,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99	518,750	402,724	1.288

4433 BURTON ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-251-004	10/23/2020 1001	401	255,000	52,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	202,958	169,374	1.198

4340 BURTON ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-179-002	08/05/2020 1001	401	240,000	30,220

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	209,780	173,847	1.207

4757 BURTON ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-276-014	06/01/2020 1001	401	234,000	35,621

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	198,379	157,269	1.261

Neighborhoods Used: 1001.UNPLATTED RES N OF 28TH ST

<<<<<<<<<< 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	169,374	169,374	169,374	169,374	169,374	169,374
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	733,839	733,839	733,839	733,839	733,839	733,839
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 : 903,213
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	202,958	202,958	202,958	202,958	202,958	202,958
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	926,909	926,909	926,909	926,909	926,909	926,909
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 : 1,129,867
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	1	9.15	15.02	1.013
After Application of E.C.F.s		12.79	23.78	1.014

<<<<<<< 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	1.198(1)	1.198(1)	1.198(1)	1.198(1)	1.198(1)	1.198(1)
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: 1001.UNPLATTED RES N OF 28TH ST

RANCH	1.263(3)	1.263(3)	1.263(3)	1.263(3)	1.263(3)	1.263(3)
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. : 1.251 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)
Gross Rent Multiplier: 115.625 (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): 1001 - UNPLATTED RES N OF 28TH ST

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: 1040.KNOLLCREST CONDOS

2615 RIDGECROFT DR SE #101

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-460-020	12/21/2021 1040	401	130,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	105,000	76,426	1.374

2581 RIDGECROFT DR SE #102

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-460-007	06/15/2021 1040	401	115,900	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	90,900	76,426	1.189

2615 RIDGECROFT DR SE #202

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-460-027	02/26/2021 1040	401	110,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	85,000	76,426	1.112

2623 RIDGECROFT DR SE #201

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-460-028	02/12/2021 1040	401	95,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	70,000	76,426	0.916

2581 RIDGECROFT DR SE #202

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-460-011	12/21/2020 1040	401	105,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	80,000	76,426	1.047

2615 RIDGECROFT DR SE #302

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-460-033	11/09/2020 1040	401	96,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	71,000	76,426	0.929

2623 RIDGECROFT DR SE #202

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-460-029	09/01/2020 1040	401	105,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	80,000	76,132	1.051

2603 RIDGECROFT DR SE #302

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-460-031	07/24/2020 1040	401	90,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	65,000	76,426	0.850

Neighborhoods Used: 1040.KNOLLCREST 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	611,114	611,114	611,114	611,114	611,114	611,114
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 : 611,114
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	646,900	646,900	646,900	646,900	646,900	646,900
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 : 646,900
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	0	8.75	10.89	1.012
After Application of E.C.F.s		8.76	10.89	1.012

<<<<<<< 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	1.059(8)	1.059(8)	1.059(8)	1.059(8)	1.059(8)	1.059(8)
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: 1040.KNOLLCREST 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. : 1.059 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1040 - KNOLLCREST 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: 1041.WOODLAND SINGLE FAMILY PLATS

2708 RIDGEMOOR DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-476-013	11/22/2021 1041	401	250,000	61,947

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	188,053	126,572	1.486

2626 RIDGEMOOR DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-476-007	04/15/2020 1041	401	250,000	63,331

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	186,669	208,953	0.893

Neighborhoods Used: 1041.WOODLAND SINGLE FAMILY PLATS

<<<<<<<<<< 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	208,953	208,953	208,953	208,953	208,953	208,953
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	126,572	126,572	126,572	126,572	126,572	126,572
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 : 335,525
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	186,669	186,669	186,669	186,669	186,669	186,669
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	188,053	188,053	188,053	188,053	188,053	188,053
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 : 374,722
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	15.38	25.71	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	0.893(1)	0.893(1)	0.893(1)	0.893(1)	0.893(1)	0.893(1)
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: 1041.WOODLAND SINGLE FAMILY PLATS

RANCH	1.486(1)	1.486(1)	1.486(1)	1.486(1)	1.486(1)	1.486(1)
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. : 1.117 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1041 - WOODLAND SINGLE FAMILY PLATS

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: 1042.WOODLAND AREA DUPLEXES

2637 RIDGEMOOR DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-462-008	03/31/2022 1042	401	365,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	315,000	201,218	1.565

Gross Rent = 2,508, Gross Rent Multiplier = 145.534

Neighborhoods Used: 1042.WOODLAND AREA DUPLEXES

<<<<<<<<<< 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 : 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 : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
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: 1042.WOODLAND AREA DUPLEXES

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. : 1.000 (0)
Gross Rent Multiplier: 145.534 (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): 1042 - WOODLAND AREA DUPLEXES

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: 1043.KENTWOOD VILLAGE CONDOS

2702 RIDGECROFT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-463-078	02/09/2022 1043	401	132,000	30,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	102,000	85,095	1.199

2586 RIDGECROFT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-463-047	01/12/2022 1043	401	150,000	30,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	120,000	94,803	1.266

2592 RIDGECROFT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-463-050	09/28/2021 1043	401	189,000	30,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	159,000	116,844	1.361

2640 RIDGECROFT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-463-062	09/22/2021 1043	401	145,000	30,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	115,000	99,340	1.158

2638 RIDGECROFT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-463-061	06/22/2021 1043	401	139,000	30,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	109,000	96,951	1.124

2672 RIDGECROFT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-463-070	05/26/2021 1043	401	151,900	30,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	121,900	85,347	1.428

2648 RIDGECROFT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-463-063	10/28/2020 1043	401	112,000	30,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	82,000	88,212	0.930

2572 RIDGECROFT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-10-463-044	07/02/2020 1043	401	120,000	30,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	90,000	91,146	0.987

Neighborhoods Used: 1043.KENTWOOD VILLAGE 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 : 757,739
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 : 898,900
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	0	8.83	10.95	1.015
After Application of E.C.F.s		8.80	10.87	1.014

<<<<<<< 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: 1043.KENTWOOD VILLAGE 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. : 1.186 (8)
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): 1043 - KENTWOOD VILLAGE 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: 1210.BURTON / ENGLESIDE AREA

2143 ENGLESIDE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-128-009	11/12/2021 1210	401	287,500	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	232,500	142,874	1.627

2005 ENGLESIDE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-126-001	11/01/2021 1210	401	305,000	68,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	236,250	202,378	1.167

2165 ENGLESIDE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-128-011	06/14/2021 1210	401	261,500	57,622

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	203,878	211,135	0.966

4205 BURTON ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-128-042	05/27/2021 1210	401	288,300	59,595

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	228,705	133,204	1.717

2016 ENGLESIDE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-127-002	12/10/2020 1210	401	253,000	58,784

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	194,216	185,693	1.046

2107 ENGLESIDE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-128-036	10/09/2020 1210	401	240,900	56,592

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	184,308	144,469	1.276

2105 FOREST HILL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-127-039	04/14/2020 1210	401	315,000	64,505

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	250,495	290,016	0.864

Neighborhoods Used: 1210.BURTON / ENGLESIDE AREA

<<<<<<<<<< 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	133,204	133,204	133,204	133,204	133,204	133,204
BI-LEVEL	144,469	144,469	144,469	144,469	144,469	144,469
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	1,032,096	1,032,096	1,032,096	1,032,096	1,032,096	1,032,096
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 : 1,309,769
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	228,705	228,705	228,705	228,705	228,705	228,705
BI-LEVEL	184,308	184,308	184,308	184,308	184,308	184,308
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	1,117,339	1,117,339	1,117,339	1,117,339	1,117,339	1,117,339
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 : 1,530,352
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	14.91	17.74	0.999
After Application of E.C.F.s		9.28	13.46	0.999

<<<<<<< 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	1.717(1)	1.717(1)	1.717(1)	1.717(1)	1.717(1)	1.717(1)
BI-LEVEL	1.276(1)	1.276(1)	1.276(1)	1.276(1)	1.276(1)	1.276(1)
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: 1210.BURTON / ENGLESIDE AREA

RANCH	1.083(5)	1.083(5)	1.083(5)	1.083(5)	1.083(5)	1.083(5)
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. : 1.168 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1210 - BURTON / ENGLESIDE AREA

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: 1212.INGLENOOK CONDOMINIUMS

2228 WEST GREENSTONE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-177-033	06/02/2021	1212 401	459,900	90,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	82	369,900	295,798	1.251

2207 WEST GREENSTONE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-177-022	02/08/2021	1212 401	449,500	90,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	83	359,500	302,463	1.189

2219 WEST GREENSTONE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-177-021	09/24/2020	1212 401	395,000	90,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	83	305,000	288,427	1.057

Neighborhoods Used: 1212.INGLENOOK CONDOMINIUMS

<<<<<<<<<< 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	886,687	886,687	886,687	886,687	886,687	886,687
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 : 886,687
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,034,400	1,034,400	1,034,400	1,034,400	1,034,400	1,034,400
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 : 1,034,400
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	4.55	5.94	1.004
After Application of E.C.F.s		4.52	5.88	1.004

<<<<<<< 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	1.167(3)	1.167(3)	1.167(3)	1.167(3)	1.167(3)	1.167(3)
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: 1212.INGLENOOK CONDOMINIUMS

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. : 1.167 (3)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1212 - INGLENOOK CONDOMINIUMS

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

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

Neighborhoods Used: 1220.SHILOH HILLS PLATS

2070 SHILOH POINT DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-202-011	03/17/2022	1220	401	365,000	63,099

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	78	301,901	170,929	1.766

2116 SHILOH POINT DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-202-016	12/23/2021	1220	401	329,000	87,982

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	78	241,018	167,004	1.443

2055 SHILOH POINT DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-202-007	10/08/2021	1220	401	415,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	345,000	228,443	1.510

2161 SHILOH POINT DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-204-005	05/27/2021	1220	401	351,100	70,482

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	78	280,618	161,835	1.734

4487 SHILOH WAY DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-202-002	04/26/2021	1220	401	381,000	72,866

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	308,134	254,579	1.210

2108 SHILOH HILLS DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-201-004	03/18/2021	1220	401	322,000	90,223

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	79	231,777	213,617	1.085

2154 SHILOH POINT DR SE

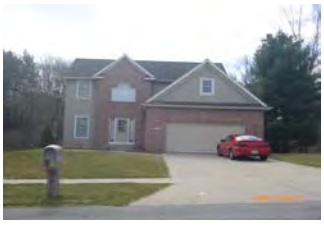
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-202-019	12/14/2020	1220	401	292,000	88,450

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	203,550	186,466	1.092

4540 SHILOH PINES DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-202-025	07/15/2020	1220	401	325,000	88,182

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	79	236,818	256,246	0.924



Neighborhoods Used: 1220.SHILOH HILLS PLATS

4496 SHILOH WAY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-204-011	06/01/2020 1220	401	310,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	78	240,000	207,060	1.159

Neighborhoods Used: 1220.SHILOH HILLS PLATS

<<<<<<<<<< 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	717,884	717,884	717,884	717,884	717,884	717,884
BI-LEVEL	551,550	551,550	551,550	551,550	551,550	551,550
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	414,909	414,909	414,909	414,909	414,909	414,909
TRI-LEVEL	161,835	161,835	161,835	161,835	161,835	161,835
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,846,179
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	784,952	784,952	784,952	784,952	784,952	784,952
BI-LEVEL	774,696	774,696	774,696	774,696	774,696	774,696
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	548,550	548,550	548,550	548,550	548,550	548,550
TRI-LEVEL	280,618	280,618	280,618	280,618	280,618	280,618
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,388,816
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	0	13.47	16.44	1.010
After Application of E.C.F.s		10.06	12.31	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	1.093(3)	1.093(3)	1.093(3)	1.093(3)	1.093(3)	1.093(3)
BI-LEVEL	1.405(3)	1.405(3)	1.405(3)	1.405(3)	1.405(3)	1.405(3)
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: 1220.SHILOH HILLS PLATS

RANCH	1.322(2)	1.322(2)	1.322(2)	1.322(2)	1.322(2)	1.322(2)
TRI-LEVEL	1.734(1)	1.734(1)	1.734(1)	1.734(1)	1.734(1)	1.734(1)
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. : 1.294 (9)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1220 - SHILOH HILLS PLATS

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: 1222.FOREST FARM PLAT

2327 FARM CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-251-012	07/20/2021 1222	401	409,500	84,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	79	325,500	237,690	1.369

Neighborhoods Used: 1222.FOREST FARM PLAT

<<<<<<<<<< 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	237,690	237,690	237,690	237,690	237,690	237,690
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 : 237,690
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	325,500	325,500	325,500	325,500	325,500	325,500
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 : 325,500
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
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	1.369(1)	1.369(1)	1.369(1)	1.369(1)	1.369(1)	1.369(1)
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: 1222.FOREST FARM PLAT

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. : 1.369 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1222 - FOREST FARM PLAT

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: 1223.BURTON FOREST PLAT

4475 BURTON FOREST CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-253-012	02/24/2022 1223	401	470,000	80,313

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	389,687	370,324	1.052

4465 BURTON FOREST CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-253-013	06/12/2020 1223	401	345,000	89,503

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	255,497	314,605	0.812

Neighborhoods Used: 1223.BURTON FOREST PLAT

<<<<<<<<<< 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	684,929	684,929	684,929	684,929	684,929	684,929
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 : 684,929
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	645,184	645,184	645,184	645,184	645,184	645,184
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 : 645,184
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	9.07	14.11	1.016
After Application of E.C.F.s		9.18	14.29	1.016

<<<<<<< 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: 1223.BURTON FOREST PLAT

RANCH	0.942(2)	0.942(2)	0.942(2)	0.942(2)	0.942(2)	0.942(2)
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. : 0.942 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1223 - BURTON FOREST PLAT

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: 1224.PINE RUN SITE CONDOS

2300 PINE RUN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-280-008	03/29/2022 1224	401	532,000	84,357

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82	447,643	314,934	1.421

2270 PINE RUN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-280-011	09/10/2021 1224	401	415,000	84,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	81	331,000	289,046	1.145

Neighborhoods Used: 1224.PINE RUN SITE 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	289,046	289,046	289,046	289,046	289,046	289,046
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	314,934	314,934	314,934	314,934	314,934	314,934
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 : 603,980
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	331,000	331,000	331,000	331,000	331,000	331,000
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	447,643	447,643	447,643	447,643	447,643	447,643
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 : 778,643
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	8.25	12.72	1.011
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	1.145(1)	1.145(1)	1.145(1)	1.145(1)	1.145(1)	1.145(1)
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: 1224.PINE RUN SITE CONDOS

RANCH	1.421(1)	1.421(1)	1.421(1)	1.421(1)	1.421(1)	1.421(1)
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. : 1.289 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1224 - PINE RUN SITE 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: 1230.FOX CHASE CONDOS

2442 HAMPTON CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-044	03/30/2022	1230 401	240,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	195,000	144,289	1.351

2441 KINGBRIDGE TER SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-086	02/24/2022	1230 401	227,500	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	182,500	160,306	1.138

4040 NORTH NORWAY SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-114	01/07/2022	1230 401	170,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	125,000	120,052	1.041

4056 NORTH NORWAY SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-119	12/06/2021	1230 401	222,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	177,000	143,305	1.235

4060 NORTH NORWAY SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-120	10/12/2021	1230 401	195,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	150,000	117,980	1.271

2454 EAST COLLIER SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-002	10/04/2021	1230 401	200,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	155,000	161,168	0.962

2436 EAST COLLIER SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-007	09/15/2021	1230 401	201,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	156,000	137,186	1.137

4034 NORTH NORWAY SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-112	07/23/2021	1230 401	179,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	134,000	117,895	1.137

Neighborhoods Used: 1230.FOX CHASE CONDOS

4044 NORTH NORWAY SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-115	05/19/2021 1230	401	172,500	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	127,500	133,229	0.957

2442 HAMPTON CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-044	04/21/2021 1230	401	172,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	127,000	144,289	0.880

4178 NORTH NORWAY SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-020	02/19/2021 1230	401	168,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	123,000	146,472	0.840

2441 HAMPTON CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-050	01/29/2021 1230	401	168,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	123,000	146,232	0.841

2428 KINGBRIDGE TER SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-084	11/13/2020 1230	401	167,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	122,000	124,134	0.983

2438 WEST COLLIER SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-105	09/30/2020 1230	401	163,300	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	118,300	121,436	0.974

4158 NORTH NORWAY SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-026	08/27/2020 1230	401	175,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	130,000	163,236	0.796

4151 SOUTH NORWAY SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-040	08/13/2020 1230	401	155,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	110,000	118,931	0.925

Neighborhoods Used: 1230.FOX CHASE CONDOS

2437 EAST COLLIER SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-016	08/04/2020 1230	401	173,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	128,000	143,871	0.890

4117 SOUTH NORWAY SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-302-069	06/11/2020 1230	401	168,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	70	123,000	145,557	0.845

Neighborhoods Used: 1230.FOX CHASE 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 : 2,489,567
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 : 2,506,300
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
18	0	9.28	11.70	1.011
After Application of E.C.F.s		9.28	11.71	1.011

<<<<<<< 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: 1230.FOX CHASE 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. : 1.007 (18)
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): 1230 - FOX CHASE 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: 1231.ARBOR GATE

2291 GATETREE LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-190-006	10/15/2021	1231 401	313,000	82,421

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	72	230,579	157,776	1.461

2358 GATETREE LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-190-016	09/17/2021	1231 401	312,000	62,344

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	71	249,656	157,476	1.585

2277 GATETREE LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-190-005	09/16/2020	1231 401	262,500	62,067

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	71	200,433	165,522	1.211

Neighborhoods Used: 1231.ARBOR GATE

<<<<<<<<<< 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	480,774	480,774	480,774	480,774	480,774	480,774
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 480,774
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	680,668	680,668	680,668	680,668	680,668	680,668
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 680,668
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	7.06	8.72	1.006
After Application of E.C.F.s		7.33	9.44	1.007

<<<<<<< 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: 1231.ARBOR GATE

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.416(3)	1.416(3)	1.416(3)	1.416(3)	1.416(3)	1.416(3)
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. : 1.416 (3)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1231 - ARBOR GATE

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: 1232.FOREST MEADOWS CONDOS

2554 FOREST HILL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-404-031	08/24/2020 1232	401	321,724	50,410

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	77	271,314	301,390	0.900

2550 FOREST HILL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-404-029	07/02/2020 1232	401	268,069	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	77	218,069	307,837	0.708

Neighborhoods Used: 1232.FOREST MEADOWS 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	609,226	609,226	609,226	609,226	609,226	609,226
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 : 609,226
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	489,383	489,383	489,383	489,383	489,383	489,383
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 : 489,383
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	9.04	14.06	1.009
After Application of E.C.F.s		9.01	14.00	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	0.803(2)	0.803(2)	0.803(2)	0.803(2)	0.803(2)	0.803(2)
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: 1232.FOREST MEADOWS 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. : 0.803 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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: X
Neighborhood(s): 1232 - FOREST MEADOWS 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: 1241.FOREST MEADOW PLATS, SEC 12

2541 FORESTSIDE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-427-005	02/11/2022	1241 401	430,000	112,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	72	317,500	286,619	1.108

4693 WOODCREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-427-011	12/13/2021	1241 401	440,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	72	365,000	321,788	1.134

2593 PATTERSON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-428-013	11/01/2021	1241 401	347,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	60	272,000	225,537	1.206

2542 FORESTSIDE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-427-008	06/17/2021	1241 401	442,500	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	72	367,500	289,431	1.270

4615 WOODCREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-427-002	04/09/2021	1241 401	430,000	77,907

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	72	352,093	274,493	1.283

Neighborhoods Used: 1241.FOREST MEADOW PLATS, SEC 12

<<<<<<<<<< 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	1,172,330	1,172,330	1,172,330	1,172,330	1,172,330	1,172,330
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	225,537	225,537	225,537	225,537	225,537	225,537
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,397,867
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,402,093	1,402,093	1,402,093	1,402,093	1,402,093	1,402,093
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	272,000	272,000	272,000	272,000	272,000	272,000
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,674,093
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	4.32	4.92	1.000
After Application of E.C.F.s		4.15	4.67	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	1.196(4)	1.196(4)	1.196(4)	1.196(4)	1.196(4)	1.196(4)
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: 1241.FOREST MEADOW PLATS, SEC 12

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.206(1)	1.206(1)	1.206(1)	1.206(1)	1.206(1)	1.206(1)
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. : 1.198 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1241 - FOREST MEADOW PLATS, SEC 12

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: 1242.SHADY OAKS CONDOMINIUMS

4778 SHADE LEAF LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-429-009	08/11/2021 1242	401	299,000	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	84	251,000	215,167	1.167

4788 SHADE LEAF LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-429-005	07/06/2021 1242	401	299,000	48,230

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	83	250,770	207,240	1.210

4790 SHADE LEAF LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-429-004	06/29/2021 1242	401	282,000	48,230

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	83	233,770	195,717	1.194

4786 SHADE LEAF LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-429-006	03/19/2021 1242	401	292,000	48,230

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	83	243,770	234,742	1.038

4762 SHADE LEAF LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-429-016	07/20/2020 1242	401	285,000	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	91	237,000	264,720	0.895

4761 SHADE LEAF LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-429-020	06/05/2020 1242	401	266,000	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	91	218,000	226,413	0.963

4764 SHADE LEAF LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-12-429-015	05/22/2020 1242	401	257,000	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	91	209,000	235,900	0.886

Neighborhoods Used: 1242.SHADY OAKS CONDOMINIUMS

<<<<<<<<<< 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	1,579,898	1,579,898	1,579,898	1,579,898	1,579,898	1,579,898
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 : 1,579,898
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,643,310	1,643,310	1,643,310	1,643,310	1,643,310	1,643,310
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 : 1,643,310
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	9.35	10.33	1.004
After Application of E.C.F.s		9.38	10.38	1.004

<<<<<<< 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	1.040(7)	1.040(7)	1.040(7)	1.040(7)	1.040(7)	1.040(7)
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: 1242.SHADY OAKS CONDOMINIUMS

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. : 1.040 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1242 - SHADY OAKS CONDOMINIUMS

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

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

Neighborhoods Used: 1313.POPLAR & WOODLAND CREEK CONDOS

3160 POPLAR CREEK DR SE #202

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-011	02/04/2022 1313	401	172,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	134,000	108,219	1.238

3380 PINE MEADOW DR SE #102

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-327-020	11/19/2021 1313	401	150,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	68	112,000	123,258	0.909

3025 POPLAR CREEK DR SE #202

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-131	11/15/2021 1313	401	165,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	74	127,000	111,654	1.137

3027 POPLAR CREEK DR SE #202

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-127	11/10/2021 1313	401	176,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	74	138,000	110,685	1.247

3065 POPLAR CREEK DR SE #201

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-090	10/26/2021 1313	401	157,500	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	72	119,500	108,385	1.103

3101 POPLAR CREEK DR SE #204

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-072	09/07/2021 1313	401	150,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	72	112,000	109,141	1.026

3370 PINE MEADOW DR SE #302

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-327-044	08/02/2021 1313	401	162,500	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	124,500	128,371	0.970

3103 POPLAR CREEK DR SE #104

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-062	07/29/2021 1313	401	150,025	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	112,025	113,645	0.986

Neighborhoods Used: 1313.POPLAR & WOODLAND CREEK CONDOS

3029 POPLAR CREEK DR SE #302

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-119		07/26/2021	1313 401	155,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	73	117,000	122,874	0.952

3360 PINE MEADOW DR SE #301

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-327-013		07/14/2021	1313 401	196,800	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	158,800	134,849	1.178

3147 POPLAR CREEK DR SE #103

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-041		04/22/2021	1313 401	147,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	69	109,000	105,875	1.030

3374 PINE MEADOW DR SE #302

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-327-048		03/30/2021	1313 401	174,500	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	136,500	134,959	1.011

3103 POPLAR CREEK DR SE #302

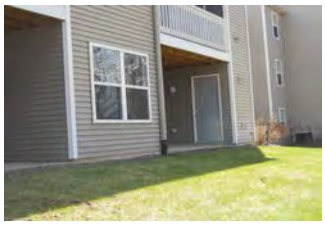
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-075		02/05/2021	1313 401	111,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	72	73,000	109,639	0.666

3065 POPLAR CREEK DR SE #104

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-084		01/15/2021	1313 401	149,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	111,900	105,093	1.065



3151 POPLAR CREEK DR SE #204

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-028		12/09/2020	1313 401	159,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	71	121,000	115,200	1.050

3147 POPLAR CREEK DR SE #201

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-046		12/04/2020	1313 401	162,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	71	124,900	107,684	1.160

Neighborhoods Used: 1313.POPLAR & WOODLAND CREEK CONDOS

3380 PINE MEADOW DR SE #201

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-327-023	11/20/2020	1313 401	153,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	115,000	133,540	0.861

3147 POPLAR CREEK DR SE #301

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-054	11/16/2020	1313 401	151,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	72	113,000	122,990	0.919

3027 POPLAR CREEK DR SE #303

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-133	10/13/2020	1313 401	151,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	74	113,000	126,456	0.894

3147 POPLAR CREEK DR SE #304

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-056	10/09/2020	1313 401	142,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	72	104,000	120,134	0.866

3025 POPLAR CREEK DR SE #204

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-132	09/25/2020	1313 401	140,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	74	102,000	114,597	0.890

3101 POPLAR CREEK DR SE #202

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-071	08/21/2020	1313 401	146,500	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	72	108,500	108,639	0.999

3065 POPLAR CREEK DR SE #204

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-13-178-092	07/08/2020	1313 401	110,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	72	72,000	111,772	0.644

Neighborhoods Used: 1313.POPLAR & WOODLAND CREEK 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	2,687,657	2,687,657	2,687,657	2,687,657	2,687,657	2,687,657
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 : 2,687,657
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	2,658,625	2,658,625	2,658,625	2,658,625	2,658,625	2,658,625
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 : 2,658,625
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
23	0	9.32	12.67	1.013
After Application of E.C.F.s		9.32	12.66	1.013

<<<<<<< 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	0.989(23)	0.989(23)	0.989(23)	0.989(23)	0.989(23)	0.989(23)
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: 1313.POPLAR & WOODLAND CREEK 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. : 0.989 (23)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1313 - POPLAR & WOODLAND CREEK 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: 1315.BROOKSIDE VILLAGE MOBILE HOME PARK

Neighborhoods Used: 1410.CORAL VALLEY PLAT

3908 CORAL VALLEY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-276-001	10/29/2021 1410	401	272,000	74,558

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	197,442	214,899	0.919

2972 CORAL VALLEY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-229-005	10/09/2020 1410	401	220,000	50,204

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	169,796	140,393	1.209

Neighborhoods Used: 1410.CORAL VALLEY PLAT

<<<<<<<<<< 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	355,292	355,292	355,292	355,292	355,292	355,292
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 : 355,292
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	367,238	367,238	367,238	367,238	367,238	367,238
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 : 367,238
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	9.30	14.49	0.989
After Application of E.C.F.s		9.30	14.51	0.989

<<<<<<< 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: 1410.CORAL VALLEY PLAT

RANCH	1.034(2)	1.034(2)	1.034(2)	1.034(2)	1.034(2)	1.034(2)
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. : 1.034 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1410 - CORAL VALLEY PLAT

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: 1420.EAST PARIS VILLA CONDOS

3909 LEMANS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-279-047	03/31/2022	1420 401	200,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	165,000	127,262	1.297

3158 VILLA RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-279-016	02/25/2022	1420 401	170,000	35,316

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	134,684	103,421	1.302

3129 RIVIERA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-278-060	12/13/2021	1420 401	180,100	35,475

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	144,625	122,152	1.184

3967 MONTE CARLO CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-277-003	11/19/2021	1420 401	157,700	35,299

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	122,401	100,838	1.214

3850 VILLA MONTEE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-278-049	10/27/2021	1420 401	172,000	35,475

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	136,525	126,721	1.077

3150 RIVIERA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-279-040	07/09/2021	1420 401	154,900	35,475

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	119,425	113,979	1.048

3181 VILLA RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-279-058	06/09/2021	1420 401	170,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	135,000	124,541	1.084

3152 VILLA RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-279-013	05/04/2021	1420 401	160,500	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	125,500	109,971	1.141

Neighborhoods Used: 1420.EAST PARIS VILLA CONDOS

3119 RIVIERA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-278-015	04/06/2021	1420 401	165,000	35,475

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	129,525	113,924	1.137

3913 LEMANS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-279-049	01/28/2021	1420 401	165,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	130,000	126,866	1.025

3055 RIVIERA CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-278-014	08/28/2020	1420 401	160,000	35,316

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	124,684	109,676	1.137

3915 MONTE CARLO CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-277-030	08/13/2020	1420 401	141,200	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	106,200	106,018	1.002

3923 MONTE CARLO CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-277-032	08/03/2020	1420 401	145,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	110,000	119,660	0.919

3127 RIVIERA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-278-061	07/31/2020	1420 401	155,000	35,475

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	119,525	122,523	0.976

3177 VILLA RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-279-060	06/26/2020	1420 401	146,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	111,000	110,598	1.004

3168 VILLA RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-279-021	06/15/2020	1420 401	155,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	120,000	126,361	0.950

Neighborhoods Used: 1420.EAST PARIS VILLA CONDOS

3889 VILLA MONTEE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-278-025	04/15/2020 1420	401	146,625	35,919

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	110,706	119,936	0.923

Neighborhoods Used: 1420.EAST PARIS VILLA 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	1,984,446	1,984,446	1,984,446	1,984,446	1,984,446	1,984,446
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 : 1,984,446
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	2,144,800	2,144,800	2,144,800	2,144,800	2,144,800	2,144,800
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 : 2,144,800
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
17	0	6.94	8.18	1.005
After Application of E.C.F.s		6.96	8.20	1.005

<<<<<<< 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	1.081(17)	1.081(17)	1.081(17)	1.081(17)	1.081(17)	1.081(17)
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: 1420.EAST PARIS VILLA 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. : 1.081 (17)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1420 - EAST PARIS VILLA 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: 1430.STORMY CREEK FARMS CONDOS

3295 STORMY CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-322-009	12/30/2021	1430 401	320,000	67,518

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	89	252,482	287,905	0.877

3369 STORMY CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-322-019	11/16/2021	1430 401	322,500	66,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	89	256,500	293,725	0.873

3295 STORMY CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-322-009	06/18/2021	1430 401	317,500	67,518

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	89	249,982	287,905	0.868

3350 STORMY CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-322-029	04/02/2021	1430 401	297,500	60,231

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	90	237,269	283,422	0.837

3299 STORMY CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-322-010	06/26/2020	1430 401	245,000	58,003

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	89	186,997	231,325	0.808

Neighborhoods Used: 1430.STORMY CREEK FARMS 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	1,384,282	1,384,282	1,384,282	1,384,282	1,384,282	1,384,282
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 : 1,384,282
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,183,230	1,183,230	1,183,230	1,183,230	1,183,230	1,183,230
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 : 1,183,230
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	1.96	2.82	1.002
After Application of E.C.F.s		1.97	2.84	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	0.855(5)	0.855(5)	0.855(5)	0.855(5)	0.855(5)	0.855(5)
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: 1430.STORMY CREEK FARMS 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. : 0.855 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1430 - STORMY CREEK FARMS 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: 1440.WOODBERRY CONDOS

3220 WOODBERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-427-034	12/29/2021	1440 401	250,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	205,000	214,732	0.955

3237 WOODBERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-427-042	06/30/2021	1440 401	305,000	50,330

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72	254,670	248,597	1.024

3236 WOODBERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-14-427-038	11/20/2020	1440 401	191,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	146,000	218,574	0.668

Neighborhoods Used: 1440.WOODBERRY 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	681,903	681,903	681,903	681,903	681,903	681,903
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 : 681,903
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	605,670	605,670	605,670	605,670	605,670	605,670
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 : 605,670
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	12.83	17.64	1.028
After Application of E.C.F.s		12.84	17.62	1.028

<<<<<<< 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: 1440.WOODBERRY CONDOS

RANCH	0.888(3)	0.888(3)	0.888(3)	0.888(3)	0.888(3)	0.888(3)
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. : 0.888 (3)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1440 - WOODBERRY 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: 1512.BRETON VALLEY PLATS

2476 WHISPERING MDWS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-354-022	02/16/2022 1512	401	390,000	80,289

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	74	309,711	299,669	1.034

2456 WHISPERING MDWS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-354-024	11/15/2021 1512	401	385,000	82,237

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	73	302,763	319,610	0.947

2504 WHISPERING MDWS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-354-020	08/02/2021 1512	401	404,000	91,881

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	312,119	274,737	1.136

2430 WHISPERING MDWS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-354-025	07/29/2021 1512	401	375,000	80,605

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	294,395	308,014	0.956

3333 BRETON CREEK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-320-018	12/01/2020 1512	401	311,000	80,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	72	231,000	267,347	0.864

2464 WHISPERING MDWS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-354-023	10/09/2020 1512	401	325,000	80,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	73	245,000	309,018	0.793

2573 BRETON CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-320-023	10/01/2020 1512	401	325,000	80,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	71	245,000	284,484	0.861

Neighborhoods Used: 1512.BRETON VALLEY PLATS

<<<<<<<<<< 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	1,788,142	1,788,142	1,788,142	1,788,142	1,788,142	1,788,142
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	274,737	274,737	274,737	274,737	274,737	274,737
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 : 2,062,879
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,627,869	1,627,869	1,627,869	1,627,869	1,627,869	1,627,869
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	312,119	312,119	312,119	312,119	312,119	312,119
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 : 1,939,988
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	7.08	8.64	1.008
After Application of E.C.F.s		5.10	6.21	1.005

<<<<<<< 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	0.910(6)	0.910(6)	0.910(6)	0.910(6)	0.910(6)	0.910(6)
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: 1512.BRETON VALLEY PLATS

RANCH	1.136(1)	1.136(1)	1.136(1)	1.136(1)	1.136(1)	1.136(1)
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. : 0.940 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1512 - BRETON VALLEY PLATS

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: 1540.CASTLE VILLA CONDOS

3104 OLD KENT RD SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-403-026	12/10/2021 1540	401	171,500	40,473

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	131,027	120,780	1.085

3258 PICCADILLY CIR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-403-053	04/26/2021 1540	401	184,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	144,000	132,029	1.091

3227 PICCADILLY CIR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-403-037	02/23/2021 1540	401	145,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	105,000	111,654	0.940

3099 OLD KENT RD SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-403-024	11/09/2020 1540	401	142,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	102,000	101,060	1.009

3234 OXFORD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-403-005	07/13/2020 1540	401	145,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	105,000	123,196	0.852

3116 OLD KENT RD SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-403-035	05/12/2020 1540	401	149,000	40,473

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	108,527	109,970	0.987

Neighborhoods Used: 1540.CASTLE VILLA 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	698,689	698,689	698,689	698,689	698,689	698,689
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 : 698,689
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	695,554	695,554	695,554	695,554	695,554	695,554
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 : 695,554
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	5.16	6.45	1.005
After Application of E.C.F.s		5.16	6.45	1.005

<<<<<<< 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	0.996(6)	0.996(6)	0.996(6)	0.996(6)	0.996(6)	0.996(6)
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: 1540.CASTLE VILLA 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. : 0.996 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1540 - CASTLE VILLA 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: 1541.HAMPTON MEADOWS PLATS

2918 WINGATE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-454-017	03/31/2022 1541	401	300,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	74	240,000	150,043	1.600

2913 WINGATE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-454-011	02/11/2022 1541	401	280,000	61,310

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	74	218,690	156,141	1.401

2922 WINGATE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-454-018	11/19/2021 1541	401	260,900	61,592

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	199,308	160,401	1.243

2757 BRANSFORD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-377-017	11/17/2021 1541	401	255,000	66,308

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	76	188,692	140,232	1.346

3456 HAMPTON DOWNS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-453-007	10/19/2021 1541	401	275,000	61,572

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	76	213,428	147,670	1.445

2957 WINGATE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-454-001	09/14/2021 1541	401	285,000	62,045

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75	222,955	141,964	1.571

2852 DAVENTRY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-452-010	06/07/2021 1541	401	275,000	60,494

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	77	214,506	132,207	1.622

2804 PADDINGTON DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-452-034	04/13/2021 1541	401	257,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	77	197,000	166,463	1.183

Neighborhoods Used: 1541.HAMPTON MEADOWS PLATS

3440 QUEENSTON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-452-031	12/23/2020 1541	401	259,900	63,811

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	77	196,089	148,700	1.319

2768 PADDINGTON DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-377-007	11/05/2020 1541	401	251,000	63,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77	188,000	163,491	1.150

2763 PADDINGTON DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-377-004	07/06/2020 1541	401	248,000	66,711

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	181,289	154,535	1.173

Neighborhoods Used: 1541.HAMPTON MEADOWS PLATS

<<<<<<<<<< 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	612,649	612,649	612,649	612,649	612,649	612,649
BI-LEVEL	885,708	885,708	885,708	885,708	885,708	885,708
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	163,491	163,491	163,491	163,491	163,491	163,491
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,661,847
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	834,025	834,025	834,025	834,025	834,025	834,025
BI-LEVEL	1,237,932	1,237,932	1,237,932	1,237,932	1,237,932	1,237,932
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	188,000	188,000	188,000	188,000	188,000	188,000
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,259,957
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	0	7.74	9.10	1.005
After Application of E.C.F.s		6.94	8.31	1.004

<<<<<<< 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	1.361(4)	1.361(4)	1.361(4)	1.361(4)	1.361(4)	1.361(4)
BI-LEVEL	1.398(6)	1.398(6)	1.398(6)	1.398(6)	1.398(6)	1.398(6)
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: 1541.HAMPTON MEADOWS PLATS

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.150(1)	1.150(1)	1.150(1)	1.150(1)	1.150(1)	1.150(1)
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. : 1.360 (11)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1541 - HAMPTON MEADOWS PLATS

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: 1542.BIRCH CREEK CONDOMINIUMS

3210 BIRCH CREEK CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-429-001	02/24/2022	1542	401	203,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	92	163,000	163,530	0.997

3220 BIRCH CREEK CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-429-003	01/28/2022	1542	401	197,900	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	92	157,900	163,530	0.966

3232 BIRCH CREEK CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-429-005	12/28/2021	1542	401	192,900	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	92	152,900	147,935	1.034

3233 BIRCH CREEK CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-429-013	12/28/2021	1542	401	192,900	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	92	152,900	143,304	1.067

3226 BIRCH CREEK CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-429-004	11/05/2021	1542	401	194,900	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	92	154,900	163,530	0.947

3238 BIRCH CREEK CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-15-429-007	09/13/2021	1542	401	179,900	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	92	139,900	147,935	0.946

Neighborhoods Used: 1542.BIRCH CREEK CONDOMINIUMS

<<<<<<<<<< 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	929,763	929,763	929,763	929,763	929,763	929,763
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 : 929,763
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	921,500	921,500	921,500	921,500	921,500	921,500
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 : 921,500
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	3.08	4.10	1.000
After Application of E.C.F.s		3.08	4.09	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	0.991(6)	0.991(6)	0.991(6)	0.991(6)	0.991(6)	0.991(6)
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: 1542.BIRCH CREEK CONDOMINIUMS

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. : 0.991 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1542 - BIRCH CREEK CONDOMINIUMS

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

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

Neighborhoods Used: 1640.CROSS CREEK CONDOS

2277 WHISPERCOVE DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-485-069	02/14/2022	1640	401	217,000	46,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	171,000	153,488	1.114

3541 WHISPERING BRK DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-485-057	11/17/2021	1640	401	210,000	44,588

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	165,412	154,098	1.073

3577 WHISPERING BRK CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-485-038	10/29/2021	1640	401	162,500	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	122,500	62,028	1.975

2275 WHISPERCOVE DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-485-070	10/06/2021	1640	401	210,000	46,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	164,000	138,728	1.182

3509 WHISPERING BRK DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-485-041	09/27/2021	1640	401	159,900	40,935

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	70	118,965	90,568	1.314

3590 WHISPERING BRK DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-486-029	06/04/2021	1640	401	150,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	70	110,000	92,788	1.185

3560 WHISPERING BRK DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-486-036	05/14/2021	1640	401	169,900	40,724

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	129,176	115,919	1.114

3568 WHISPERING BRK DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-486-033	03/12/2021	1640	401	159,000	40,622

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	70	118,378	98,024	1.208

Neighborhoods Used: 1640.CROSS CREEK CONDOS

3541 WHISPERING BRK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-485-057	12/30/2020 1640	401	209,900	44,588

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	165,312	154,098	1.073

2299 WHISPERCOVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-485-066	11/23/2020 1640	401	198,500	46,905

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	151,595	154,366	0.982

3558 WHISPERING BRK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-486-035	08/18/2020 1640	401	167,890	40,972

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	126,918	114,198	1.111

3514 WHISPERING BRK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-486-020	05/26/2020 1640	401	138,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	70	98,000	87,946	1.114

3533 WHISPERING BRK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-16-485-053	04/28/2020 1640	401	205,000	44,588

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	160,412	156,476	1.025

Neighborhoods Used: 1640.CROSS CREEK 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	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400
CONDO 2 ST	369,326	369,326	369,326	369,326	369,326	369,326
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 : 1,572,726
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,356,325	1,356,325	1,356,325	1,356,325	1,356,325	1,356,325
CONDO 2 ST	445,343	445,343	445,343	445,343	445,343	445,343
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 : 1,801,668
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	0	6.11	10.49	0.994
After Application of E.C.F.s		5.67	10.35	0.996

<<<<<<< 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	1.127(9)	1.127(9)	1.127(9)	1.127(9)	1.127(9)	1.127(9)
CONDO 2 ST	1.206(4)	1.206(4)	1.206(4)	1.206(4)	1.206(4)	1.206(4)
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: 1640.CROSS CREEK 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. : 1.146 (13)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1640 - CROSS CREEK 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: 1800.FARMHOUSES AND EARLY 1900'S HOMES

361 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-251-008	01/21/2022	1800 401	225,000	58,206

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	160,324	150,167	1.068

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6470	6060	1.068

42 DANIEL ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-303-036	09/22/2021	1800 401	230,000	51,239

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	178,761	141,086	1.267

731 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-477-042	08/24/2021	1800 401	289,500	50,603

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	237,602	216,060	1.100

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1295	1178	1.100

3675 SHAFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-200-002	05/24/2021	1800 401	250,000	75,136

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	174,864	112,433	1.555

246 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-326-009	06/26/2020	1800 401	161,000	49,340

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	111,660	147,090	0.759

Neighborhoods Used: 1800.FARMHOUSES AND EARLY 1900'S HOMES

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	478,660	478,660	478,660	478,660	478,660	478,660
1-1/4 STORY	147,090	147,090	147,090	147,090	147,090	147,090
1-3/4 STORY	0	0	0	0	0	0
2-STORY	141,086	141,086	141,086	141,086	141,086	141,086
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 : 766,836
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 7,238
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	572,790	572,790	572,790	572,790	572,790	572,790
1-1/4 STORY	111,660	111,660	111,660	111,660	111,660	111,660
1-3/4 STORY	0	0	0	0	0	0
2-STORY	178,761	178,761	178,761	178,761	178,761	178,761
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 : 863,211
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 7,765
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	1	12.68	16.96	1.023
After Application of E.C.F.s		6.40	8.80	0.999

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.197(3)	1.197(3)	1.197(3)	1.197(3)	1.197(3)	1.197(3)
1-1/4 STORY	0.759(1)	0.759(1)	0.759(1)	0.759(1)	0.759(1)	0.759(1)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.267(1)	1.267(1)	1.267(1)	1.267(1)	1.267(1)	1.267(1)
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: 1800.FARMHOUSES AND EARLY 1900'S HOMES

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. : 1.126 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.073 (2)
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): 1800 - FARMHOUSES AND EARLY 1900'S HOMES

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: 1930.HOME ACRES RESIDENTIAL PLATS

4245 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-376-046	03/18/2022 1930	401	245,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	205,000	113,842	1.801

221 MURRAY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-377-049	03/09/2022 1930	401	222,500	48,180

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	174,320	148,027	1.178

128 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-352-020	01/28/2022 1930	401	135,000	41,522

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	93,478	67,915	1.376

120 FARNHAM ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-102-017	01/21/2022 1930	401	228,000	43,427

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	184,573	105,503	1.749

252 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-377-010	12/03/2021 1930	401	150,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	110,000	75,760	1.452

214 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-377-003	11/24/2021 1930	401	175,000	42,296

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	132,704	116,008	1.144

116 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-352-017	11/16/2021 1930	401	155,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	115,000	92,462	1.244

241 MURRAY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-377-030	11/02/2021 1930	401	176,500	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	136,500	97,214	1.404

Neighborhoods Used: 1930.HOME ACRES RESIDENTIAL PLATS

237 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-376-027	11/01/2021 1930	401	198,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	158,000	136,673	1.156

249 MURRAY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-377-032	11/01/2021 1930	401	145,000	38,180

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	106,820	85,195	1.254

47 FARNHAM ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-101-024	10/28/2021 1930	401	190,000	41,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	148,160	125,909	1.177

225 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-376-025	09/09/2021 1930	401	160,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	120,000	120,479	0.996

112 MURRAY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-353-019	09/08/2021 1930	401	169,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	129,000	126,175	1.022

4529 JEFFERSON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-103-025	09/02/2021 1930	401	215,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	175,000	112,858	1.551

307 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-376-032	08/24/2021 1930	401	200,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	140,000	98,915	1.415

302 MAPLELAWN ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-376-010	08/17/2021 1930	401	175,000	40,474

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	134,526	100,030	1.345

Neighborhoods Used: 1930.HOME ACRES RESIDENTIAL PLATS

44 FARNHAM ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-102-013	08/12/2021 1930	401	197,000	41,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	155,160	120,069	1.292

226 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-377-005	08/05/2021 1930	401	180,000	40,288

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	139,712	66,512	2.101

310 FARNHAM ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-127-009	07/28/2021 1930	401	108,150	38,160

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	69,990	58,014	1.206

236 MONTEBELLO ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-176-003	07/23/2021 1930	401	185,000	40,501

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	144,499	90,248	1.601

112 MAPLELAWN ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-351-010	07/14/2021 1930	401	135,000	39,314

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	95,686	67,505	1.417

38 MURRAY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-353-052	07/12/2021 1930	401	151,500	41,306

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	110,194	98,995	1.113

4419 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-126-057	05/07/2021 1930	401	242,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	96	202,000	183,268	1.102

310 FARNHAM ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-127-009	05/07/2021 1930	401	85,000	38,160

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	46,840	58,014	0.807

Neighborhoods Used: 1930.HOME ACRES RESIDENTIAL PLATS

351 RIDGEWOOD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-127-027	03/12/2021 1930	401	82,500	40,868

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	41,632	55,629	0.748

120 MONTEBELLO ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-151-010	02/09/2021 1930	401	149,900	40,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	109,098	98,388	1.109

31 FARNHAM ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-101-021	01/27/2021 1930	401	172,000	43,169

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	128,831	100,809	1.278

324 MONTEBELLO ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-176-035	01/08/2021 1930	401	170,324	54,160

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	116,164	105,406	1.102

226 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-377-005	12/31/2020 1930	401	111,500	40,288

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	71,212	66,512	1.071

243 MAPLELAWN ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-329-034	12/08/2020 1930	401	187,000	45,777

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	141,223	99,369	1.421

316 RIDGEWOOD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-128-010	11/23/2020 1930	401	170,200	43,034

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	127,166	92,012	1.382

264 MONTEBELLO ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-176-011	11/20/2020 1930	401	147,900	41,329

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	106,571	75,394	1.414

Neighborhoods Used: 1930.HOME ACRES RESIDENTIAL PLATS

300 44TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-126-008	11/16/2020 1930	401	145,000	33,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	111,304	82,006	1.357

113 FARNHAM ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-101-030	11/10/2020 1930	401	145,000	41,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	103,160	100,012	1.031

320 MURRAY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-378-013	11/06/2020 1930	401	180,001	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	140,001	133,099	1.052

231 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-376-026	11/02/2020 1930	401	226,100	42,382

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	78	183,718	128,311	1.432

51 FARNHAM ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-101-025	10/22/2020 1930	401	190,000	43,144

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	146,856	151,476	0.970

111 MONTEBELLO ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-103-034	10/05/2020 1930	401	160,100	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	120,100	98,418	1.220

128 MAPLELAWN ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-351-039	10/02/2020 1930	401	171,625	43,823

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	127,802	152,167	0.840

4531 JEFFERSON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-103-026	08/26/2020 1930	401	159,900	44,207

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	115,693	92,320	1.253

Neighborhoods Used: 1930.HOME ACRES RESIDENTIAL PLATS

146 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-352-024	08/25/2020 1930	401	230,000	40,779

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	71	189,221	147,741	1.281

320 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-377-015	08/13/2020 1930	401	125,000	38,948

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	86,052	70,682	1.217

125 MAPLELAWN ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-304-027	07/31/2020 1930	401	136,750	40,317

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	96,433	64,542	1.494

243 MAPLELAWN ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-329-034	07/24/2020 1930	401	175,000	45,777

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	129,223	99,369	1.300

153 MURRAY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-352-038	07/23/2020 1930	401	151,324	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	111,324	109,010	1.021

58 MURRAY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-353-016	07/16/2020 1930	401	180,000	40,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	139,198	134,640	1.034

4250 JEFFERSON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-376-061	06/23/2020 1930	401	180,000	54,636

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	125,364	144,883	0.865

347 43RD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-19-376-040	05/13/2020 1930	401	160,000	42,657

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	117,343	104,082	1.127

Neighborhoods Used: 1930.HOME ACRES RESIDENTIAL PLATS

4630 JEFFERSON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-176-019	04/27/2020 1930	401	152,400	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	112,400	106,052	1.060

135 MONTEBELLO ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-103-040	04/17/2020 1930	401	138,000	42,375

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	95,625	92,304	1.036

Neighborhoods Used: 1930.HOME ACRES RESIDENTIAL PLATS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1,116,681	1,116,681	1,116,681	1,116,681	1,116,681	1,116,681
1-1/4 STORY	125,909	125,909	125,909	125,909	125,909	125,909
1-3/4 STORY	148,027	148,027	148,027	148,027	148,027	148,027
2-STORY	120,069	120,069	120,069	120,069	120,069	120,069
BI-LEVEL	459,320	459,320	459,320	459,320	459,320	459,320
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	3,200,216	3,200,216	3,200,216	3,200,216	3,200,216	3,200,216
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 : 5,170,223
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1,373,933	1,373,933	1,373,933	1,373,933	1,373,933	1,373,933
1-1/4 STORY	148,160	148,160	148,160	148,160	148,160	148,160
1-3/4 STORY	174,320	174,320	174,320	174,320	174,320	174,320
2-STORY	155,160	155,160	155,160	155,160	155,160	155,160
BI-LEVEL	574,939	574,939	574,939	574,939	574,939	574,939
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	3,893,364	3,893,364	3,893,364	3,893,364	3,893,364	3,893,364
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 : 6,319,876
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
50	1	11.09	14.11	1.014
After Application of E.C.F.s		11.26	14.21	1.011

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.230(10)	1.230(10)	1.230(10)	1.230(10)	1.230(10)	1.230(10)
1-1/4 STORY	1.177(1)	1.177(1)	1.177(1)	1.177(1)	1.177(1)	1.177(1)
1-3/4 STORY	1.178(1)	1.178(1)	1.178(1)	1.178(1)	1.178(1)	1.178(1)
2-STORY	1.292(1)	1.292(1)	1.292(1)	1.292(1)	1.292(1)	1.292(1)
BI-LEVEL	1.252(3)	1.252(3)	1.252(3)	1.252(3)	1.252(3)	1.252(3)
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: 1930.HOME ACRES RESIDENTIAL PLATS

RANCH	1.217(34)	1.217(34)	1.217(34)	1.217(34)	1.217(34)	1.217(34)
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. : 1.222 (50)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 1930 - HOME ACRES RESIDENTIAL PLATS

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: 2210.MAPLE VALLEY ST SECTION 22

2429 MAPLEVALLEY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-151-003	08/26/2021 2210	401	400,000	57,873

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	77	342,127	304,123	1.125

Neighborhoods Used: 2210.MAPLE VALLEY ST SECTION 22

<<<<<<<<<< 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	304,123	304,123	304,123	304,123	304,123	304,123
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 : 304,123
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	342,127	342,127	342,127	342,127	342,127	342,127
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 : 342,127
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
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	1.125(1)	1.125(1)	1.125(1)	1.125(1)	1.125(1)	1.125(1)
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: 2210.MAPLE VALLEY ST SECTION 22

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. : 1.125 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2210 - MAPLE VALLEY ST SECTION 22

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: 2220.RAVINES NORTH

3702 VALLEY WAY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-241-045	03/03/2022	2220 401	335,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	275,000	216,964	1.267

3858 PFEIFFER WOODS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-241-009	11/08/2021	2220 401	285,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	83	225,000	171,039	1.315

3748 CREEK WAY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-241-037	08/31/2021	2220 401	290,000	60,133

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	89	229,867	211,342	1.088

3841 PFEIFFER WOODS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-241-004	06/02/2021	2220 401	280,000	61,294

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	82	218,706	166,630	1.313

3827 CREEK WAY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-241-059	09/22/2020	2220 401	248,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	85	188,000	176,309	1.066

3845 PFEIFFER WOODS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-241-003	08/03/2020	2220 401	250,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	82	190,000	170,475	1.115

3850 PFEIFFER WOODS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-241-008	07/20/2020	2220 401	245,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	185,000	201,492	0.918

Neighborhoods Used: 2220.RAVINES NORTH

<<<<<<<<<< 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	926,601	926,601	926,601	926,601	926,601	926,601
BI-LEVEL	387,651	387,651	387,651	387,651	387,651	387,651
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 : 1,314,252
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,093,706	1,093,706	1,093,706	1,093,706	1,093,706	1,093,706
BI-LEVEL	417,867	417,867	417,867	417,867	417,867	417,867
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 : 1,511,573
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	7.82	9.84	1.007
After Application of E.C.F.s		6.98	9.62	1.006

<<<<<<< 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	1.180(5)	1.180(5)	1.180(5)	1.180(5)	1.180(5)	1.180(5)
BI-LEVEL	1.078(2)	1.078(2)	1.078(2)	1.078(2)	1.078(2)	1.078(2)
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: 2220.RAVINES NORTH

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. : 1.150 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2220 - RAVINES NORTH

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: 2221.PFEIFFER PINES SITE CONDOS

Neighborhoods Used: 2230.WALNUT HILLS CONDOS: OLDER PHASE

4315 WALNUT HILLS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-386-017	03/24/2022 2230	401	195,522	34,266

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	70	161,256	208,997	0.772

4305 WALNUT HILLS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-386-024	08/20/2021 2230	401	165,000	34,055

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	130,945	117,233	1.117

4301 WALNUT HILLS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-386-022	08/17/2021 2230	401	215,000	34,041

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	180,959	219,326	0.825

4321 WALNUT HILLS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-386-019	07/28/2021 2230	401	195,000	34,266

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	160,734	181,853	0.884

4319 WALNUT HILLS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-386-020	10/06/2020 2230	401	134,000	34,266

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	99,734	138,058	0.722

4308 WALNUT HILLS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-386-007	07/08/2020 2230	401	169,900	33,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	70	136,900	207,732	0.659

Neighborhoods Used: 2230.WALNUT HILLS CONDOS: OLDER PHASE

<<<<<<<<<< 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	656,470	656,470	656,470	656,470	656,470	656,470
CONDO 2 ST	416,729	416,729	416,729	416,729	416,729	416,729
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 : 1,073,199
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	572,372	572,372	572,372	572,372	572,372	572,372
CONDO 2 ST	298,156	298,156	298,156	298,156	298,156	298,156
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 : 870,528
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	9.96	13.77	1.003
After Application of E.C.F.s		8.21	11.21	1.004

<<<<<<< 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	0.872(4)	0.872(4)	0.872(4)	0.872(4)	0.872(4)	0.872(4)
CONDO 2 ST	0.715(2)	0.715(2)	0.715(2)	0.715(2)	0.715(2)	0.715(2)
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: 2230.WALNUT HILLS CONDOS: OLDER PHASE

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. : 0.811 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2230 - WALNUT HILLS CONDOS: OLDER PHASE

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: 2231.WHISPERING WOODS DUPLEX PLAT

2604 BRIARWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-328-025	01/13/2021 2231	401	343,000	71,612

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	71	271,388	215,270	1.261

Gross Rent = 2,405, Gross Rent Multiplier = 142.620

2622 BRIARWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-328-029	01/13/2021 2231	401	345,000	72,176

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	272,824	211,050	1.293

Gross Rent = 2,078, Gross Rent Multiplier = 166.025

Neighborhoods Used: 2231.WHISPERING WOODS DUPLEX PLAT

<<<<<<<<<< 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 : 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 : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	0.92	1.32	1.000
After Application of E.C.F.s		0.92	1.32	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: 2231.WHISPERING WOODS DUPLEX PLAT

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. : 1.000 (0)
Gross Rent Multiplier: 154.322 (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): 2231 - WHISPERING WOODS DUPLEX PLAT

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: 2232.WALNUT HILLS CONDOS: NEWER PHASE

4242 WALNUT HILLS LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-380-008	02/02/2022	2232 401	275,000	34,262

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	240,738	237,247	1.015

4242 WALNUT HILLS LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-380-008	11/30/2021	2232 401	232,500	34,262

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	198,238	237,247	0.836

4259 WALNUT HILLS LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-380-014	06/02/2021	2232 401	199,300	33,821

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	165,479	211,269	0.783

Neighborhoods Used: 2232.WALNUT HILLS CONDOS: NEWER PHASE

<<<<<<<<<< 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	685,764	685,764	685,764	685,764	685,764	685,764
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 : 685,764
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	604,455	604,455	604,455	604,455	604,455	604,455
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 : 604,455
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	6.92	9.76	1.012
After Application of E.C.F.s		6.98	9.79	1.012

<<<<<<< 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	0.881(3)	0.881(3)	0.881(3)	0.881(3)	0.881(3)	0.881(3)
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: 2232.WALNUT HILLS CONDOS: NEWER PHASE

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. : 0.881 (3)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2232 - WALNUT HILLS CONDOS: NEWER PHASE

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: 2241.COBBLESTONE AT RAVINES

4315 BEDFORD ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-480-010	01/20/2022	2241 401	365,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97	305,000	345,498	0.883

4344 STRATTON BLVD SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-464-002	01/07/2022	2241 401	350,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	82	290,000	279,080	1.039

4323 STRATTON BLVD SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-461-021	01/03/2022	2241 401	280,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	82	230,000	214,806	1.071

4366 ENDICOTT AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-460-015	08/31/2021	2241 401	225,000	65,567

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 1 ST	82	159,433	176,529	0.903

2870 HEARTHSTONE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-462-001	06/15/2021	2241 401	260,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	82	210,000	221,962	0.946

4351 ST ANNES AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-460-009	05/28/2021	2241 401	243,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	91	193,000	274,168	0.704

4313 AUGUSTA HILLS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-466-013	04/14/2021	2241 401	450,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	94	390,000	452,933	0.861

4360 ASTORIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-466-002	12/09/2020	2241 401	298,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	93	243,000	296,605	0.819

Neighborhoods Used: 2241.COBBLESTONE AT RAVINES

4348 ST ANNES AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-461-012	12/03/2020 2241	401	200,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	83	150,000	247,827	0.605

4323 STRATTON BLVD SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-461-021	11/10/2020 2241	401	200,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	82	150,000	214,806	0.698

4321 ASTORIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-464-012	10/16/2020 2241	401	290,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	95	235,000	331,336	0.709

4333 ASTORIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-464-013	10/09/2020 2241	401	299,900	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	83	239,900	400,209	0.599

4342 ST ANNES AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-461-009	10/07/2020 2241	401	227,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	83	177,000	243,771	0.726

Neighborhoods Used: 2241.COBBLESTONE AT RAVINES

<<<<<<<<<< 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	1,307,230	1,307,230	1,307,230	1,307,230	1,307,230	1,307,230
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	798,431	798,431	798,431	798,431	798,431	798,431
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 : 2,105,661
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 1,593,869
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	1,007,900	1,007,900	1,007,900	1,007,900	1,007,900	1,007,900
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	695,000	695,000	695,000	695,000	695,000	695,000
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 : 1,702,900
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 1,269,433
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
13	0	13.17	15.10	1.014
After Application of E.C.F.s		11.56	13.88	1.010

<<<<<<< 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	0.771(4)	0.771(4)	0.771(4)	0.771(4)	0.771(4)	0.771(4)
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: 2241.COBBLESTONE AT RAVINES

RANCH	0.870(2)	0.870(2)	0.870(2)	0.870(2)	0.870(2)	0.870(2)
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. : 0.809 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 0.796 (7)
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): 2241 - COBBLESTONE AT RAVINES

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: 2242.COBBLESTONE STACKED & SITE CONDOS

3167 BLAIRVIEW PKWY SE #303

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-019	03/08/2022	2242 401	180,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	142,000	131,915	1.076

3179 BLAIRVIEW PKWY SE #206

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-014	01/12/2022	2242 401	186,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	148,900	131,023	1.136

3179 BLAIRVIEW PKWY SE #105

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-005	01/11/2022	2242 401	187,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	149,900	129,356	1.159

3179 BLAIRVIEW PKWY SE #306

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-022	12/15/2021	2242 401	185,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	147,900	131,915	1.121

3179 BLAIRVIEW PKWY SE #305

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-021	10/13/2021	2242 401	189,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	151,900	131,915	1.151

3179 BLAIRVIEW PKWY SE #207

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-015	09/22/2021	2242 401	224,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	186,900	173,752	1.076

3179 BLAIRVIEW PKWY SE #205

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-013	08/20/2021	2242 401	184,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	146,900	131,023	1.121

3167 BLAIRVIEW PKWY SE #103

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-003	05/10/2021	2242 401	179,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	141,900	129,356	1.097

Neighborhoods Used: 2242.COBBLESTONE STACKED & SITE CONDOS

3179 BLAIRVIEW PKWY SE #308

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-024	04/09/2021	2242 401	234,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	196,900	186,712	1.055

3167 BLAIRVIEW PKWY SE #304

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-020	03/31/2021	2242 401	181,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	143,900	131,915	1.091

3167 BLAIRVIEW PKWY SE #303

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-019	03/10/2021	2242 401	184,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	146,900	131,915	1.114

3179 BLAIRVIEW PKWY SE #107

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-007	01/15/2021	2242 401	206,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	168,900	171,863	0.983

3167 BLAIRVIEW PKWY SE #101

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-001	01/05/2021	2242 401	204,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	166,900	171,863	0.971

3167 BLAIRVIEW PKWY SE #104

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-004	12/28/2020	2242 401	175,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	137,900	129,356	1.066

3167 BLAIRVIEW PKWY SE #102

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-002	12/17/2020	2242 401	207,250	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	169,250	171,863	0.985

3167 BLAIRVIEW PKWY SE #201

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-009	12/01/2020	2242 401	200,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	162,000	173,752	0.932

Neighborhoods Used: 2242.COBBLESTONE STACKED & SITE CONDOS

3167 BLAIRVIEW PKWY SE #301

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-017	11/30/2020 2242	401	214,900	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	176,900	183,470	0.964

3179 BLAIRVIEW PKWY SE #307

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-22-495-023	09/01/2020 2242	401	212,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	97	174,000	186,712	0.932

Neighborhoods Used: 2242.COBBLESTONE STACKED & SITE 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	2,729,673	2,729,673	2,729,673	2,729,673	2,729,673	2,729,673
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 : 2,729,673
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	2,859,850	2,859,850	2,859,850	2,859,850	2,859,850	2,859,850
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 : 2,859,850
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
18	1	4.77	6.01	0.997
After Application of E.C.F.s		4.85	6.13	0.997

<<<<<<< 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	1.048(18)	1.048(18)	1.048(18)	1.048(18)	1.048(18)	1.048(18)
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: 2242.COBBLESTONE STACKED & SITE 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. : 1.048 (18)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2242 - COBBLESTONE STACKED & SITE 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: 2330.BIRNUMWOOD FARMS PLAT

4037 ZION CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-23-301-006	05/18/2021 2330	401	301,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	92	231,000	237,945	0.971

3330 MESA VERDE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-23-302-017	11/20/2020 2330	401	320,000	73,626

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	91	246,374	263,113	0.936

Neighborhoods Used: 2330.BIRNUMWOOD FARMS PLAT

<<<<<<<<<< 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	263,113	263,113	263,113	263,113	263,113	263,113
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	237,945	237,945	237,945	237,945	237,945	237,945
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 : 501,059
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	246,374	246,374	246,374	246,374	246,374	246,374
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	231,000	231,000	231,000	231,000	231,000	231,000
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 : 477,374
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	1.39	1.99	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	0.936(1)	0.936(1)	0.936(1)	0.936(1)	0.936(1)	0.936(1)
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: 2330.BIRNUMWOOD FARMS PLAT

RANCH	0.971(1)	0.971(1)	0.971(1)	0.971(1)	0.971(1)	0.971(1)
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. : 0.953 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2330 - BIRNUMWOOD FARMS PLAT

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: 2610.MEADOWBROOK PLATS

4748 MEADOW LAKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-176-048	03/14/2022	2610 401	280,100	62,279

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	217,821	147,139	1.480

4668 BROOKMEADOW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-176-020	11/05/2021	2610 401	315,000	60,433

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	73	254,567	196,989	1.292

4548 BROOKMEADOW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-129-007	11/03/2021	2610 401	285,000	60,445

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	72	224,555	180,451	1.244

4486 BROOKMEADOW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-126-009	10/06/2021	2610 401	305,000	76,827

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	228,173	144,115	1.583

4537 BROOKMEADOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-129-004	08/27/2021	2610 401	275,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	71	215,000	138,197	1.556

4492 BROOKMEADOW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-126-012	08/10/2021	2610 401	280,000	67,950

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	212,050	144,732	1.465

4450 MEADOWLAWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-126-003	07/15/2021	2610 401	249,900	66,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72	183,900	147,786	1.244

4695 BROOKMEADOW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-176-009	07/13/2021	2610 401	285,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	72	225,000	184,718	1.218

Neighborhoods Used: 2610.MEADOWBROOK PLATS

4601 COUNTRY HILL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-127-028	07/02/2021	2610 401	260,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	74	200,000	144,821	1.381

4496 BROOKMEADOW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-126-014	06/18/2021	2610 401	301,000	70,139

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	230,861	178,333	1.295

4576 BROOKMEADOW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-129-010	06/14/2021	2610 401	270,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	72	210,000	140,133	1.499

4653 BROOKMEADOW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-176-004	05/21/2021	2610 401	288,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	72	228,000	171,831	1.327

4550 BROOKMEADOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-126-026	04/09/2021	2610 401	286,000	66,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	220,000	202,015	1.089

4491 BROOKMEADOW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-128-003	03/12/2021	2610 401	267,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	71	207,000	153,760	1.346

4647 MEADOW LAKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-180-057	03/12/2021	2610 401	257,000	62,245

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	194,755	147,884	1.317

4606 COUNTRY HILL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-128-043	02/12/2021	2610 401	265,000	61,534

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	74	203,466	173,589	1.172

Neighborhoods Used: 2610.MEADOWBROOK PLATS

4497 BROOKMEADOW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-128-006	01/06/2021	2610 401	248,000	60,581

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	187,419	169,240	1.107

4581 BROOKMEADOW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-128-018	12/11/2020	2610 401	254,400	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	73	194,400	190,488	1.021

4559 COUNTRY HILL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-127-022	12/02/2020	2610 401	224,500	62,412

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	76	162,088	145,088	1.117

4597 BROOKMEADOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-129-022	11/24/2020	2610 401	261,250	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	71	201,250	174,789	1.151

4539 COUNTRY HILL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-127-020	11/16/2020	2610 401	227,900	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	74	167,900	153,191	1.096

4533 BROOKMEADOW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-128-014	10/02/2020	2610 401	227,000	62,245

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	164,755	134,265	1.227

4700 MEADOW LAKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-176-042	09/24/2020	2610 401	282,000	63,152

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	74	218,848	188,812	1.159

4691 MEADOW LAKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-180-052	09/16/2020	2610 401	255,000	61,950

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	74	193,050	169,779	1.137

Neighborhoods Used: 2610.MEADOWBROOK PLATS

4669 MEADOW LAKE DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-180-055	09/10/2020	2610	401	237,500	61,045

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	74	176,455	184,470	0.957

4654 RAINTREE DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-180-002	08/07/2020	2610	401	244,777	60,606

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	73	184,171	163,403	1.127

4661 MEADOW LAKE DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-180-056	07/15/2020	2610	401	225,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	74	165,000	150,455	1.097

4493 BROOKMEADOW DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-128-004	06/26/2020	2610	401	238,100	60,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	71	177,404	128,884	1.376

4528 BROOKMEADOW CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-126-033	05/29/2020	2610	401	275,000	67,925

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	207,075	174,010	1.190

3524 COBBLESTONE CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-180-032	05/15/2020	2610	401	294,000	75,411

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	74	218,589	229,099	0.954

4549 COUNTRY HILL DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-127-021	04/21/2020	2610	401	220,000	61,364

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	74	158,636	141,804	1.119

4527 BROOKMEADOW DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-128-013	04/13/2020	2610	401	205,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	71	145,000	136,639	1.061

Neighborhoods Used: 2610.MEADOWBROOK PLATS

<<<<<<<<<< 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	178,333	178,333	178,333	178,333	178,333	178,333
2-STORY	1,856,731	1,856,731	1,856,731	1,856,731	1,856,731	1,856,731
BI-LEVEL	552,147	552,147	552,147	552,147	552,147	552,147
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	321,796	321,796	321,796	321,796	321,796	321,796
TRI-LEVEL	2,321,901	2,321,901	2,321,901	2,321,901	2,321,901	2,321,901
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 5,230,909
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	230,861	230,861	230,861	230,861	230,861	230,861
2-STORY	2,146,873	2,146,873	2,146,873	2,146,873	2,146,873	2,146,873
BI-LEVEL	681,040	681,040	681,040	681,040	681,040	681,040
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	390,975	390,975	390,975	390,975	390,975	390,975
TRI-LEVEL	2,927,439	2,927,439	2,927,439	2,927,439	2,927,439	2,927,439
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 6,377,188
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
32	0	7.85	9.66	1.004
After Application of E.C.F.s		7.81	9.55	1.005

<<<<<<< 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	1.295(1)	1.295(1)	1.295(1)	1.295(1)	1.295(1)	1.295(1)
2-STORY	1.156(10)	1.156(10)	1.156(10)	1.156(10)	1.156(10)	1.156(10)
BI-LEVEL	1.233(4)	1.233(4)	1.233(4)	1.233(4)	1.233(4)	1.233(4)
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: 2610.MEADOWBROOK PLATS

RANCH	1.215(2)	1.215(2)	1.215(2)	1.215(2)	1.215(2)	1.215(2)
TRI-LEVEL	1.261(15)	1.261(15)	1.261(15)	1.261(15)	1.261(15)	1.261(15)
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. : 1.219 (32)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2610 - MEADOWBROOK PLATS

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: 2612.WOODBURY COMMONS PLATS

4724 SOUTHBURY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-165-017	11/24/2021 2612	401	310,000	80,074

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	90	229,926	210,484	1.092

4710 MIDDLEBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-165-018	10/22/2021 2612	401	286,000	72,810

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	91	213,190	200,956	1.061

4563 MIDDLEBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-105-002	10/11/2021 2612	401	316,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	256,000	188,912	1.355

4660 QUAKER HILL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-152-041	10/07/2021 2612	401	334,900	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	94	274,900	205,389	1.338

4624 QUAKER HILL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-152-038	08/30/2021 2612	401	350,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	94	290,000	257,226	1.127

4564 TORRINGTON DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-152-004	08/13/2021 2612	401	340,000	62,045

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	277,955	272,967	1.018

3362 SANDYHOOK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-106-003	07/30/2021 2612	401	300,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	85	240,000	192,394	1.247

3352 SOUTHBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-165-009	03/15/2021 2612	401	300,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	93	240,000	219,668	1.093

Neighborhoods Used: 2612.WOODBURY COMMONS PLATS

4495 NORTHBURY CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-104-009	03/12/2021	2612	401	290,000	66,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	224,000	213,065	1.051

4621 TORRINGTON DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-151-004	02/26/2021	2612	401	265,000	60,556

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	91	204,444	205,384	0.995

3335 SANDYHOOK CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-106-009	01/20/2021	2612	401	291,100	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	91	216,100	206,978	1.044

4653 QUAKER HILL DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-152-049	12/01/2020	2612	401	276,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	94	216,000	215,499	1.002

4554 TORRINGTON DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-152-001	08/17/2020	2612	401	276,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	216,000	231,171	0.934

3376 SANDYHOOK CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-106-005	07/24/2020	2612	401	282,500	75,133

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	90	207,367	214,579	0.966

4755 SOUTHBURY CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-165-011	07/01/2020	2612	401	270,000	66,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	92	204,000	202,759	1.006

4495 MIDDLEBURY DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-102-005	06/24/2020	2612	401	246,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	81	186,000	172,747	1.077

Neighborhoods Used: 2612.WOODBURY COMMONS PLATS

3277 SOUTHBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-152-021	04/01/2020 2612	401	230,000	59,083

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	88	170,917	139,299	1.227

Neighborhoods Used: 2612.WOODBURY COMMONS PLATS

<<<<<<<<<< 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	2,009,955	2,009,955	2,009,955	2,009,955	2,009,955	2,009,955
BI-LEVEL	1,164,015	1,164,015	1,164,015	1,164,015	1,164,015	1,164,015
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	202,759	202,759	202,759	202,759	202,759	202,759
TRI-LEVEL	172,747	172,747	172,747	172,747	172,747	172,747
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,549,476
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	2,202,322	2,202,322	2,202,322	2,202,322	2,202,322	2,202,322
BI-LEVEL	1,274,477	1,274,477	1,274,477	1,274,477	1,274,477	1,274,477
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	204,000	204,000	204,000	204,000	204,000	204,000
TRI-LEVEL	186,000	186,000	186,000	186,000	186,000	186,000
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 3,866,799
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
17	0	6.07	8.27	1.003
After Application of E.C.F.s		6.11	7.97	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	1.096(9)	1.096(9)	1.096(9)	1.096(9)	1.096(9)	1.096(9)
BI-LEVEL	1.095(6)	1.095(6)	1.095(6)	1.095(6)	1.095(6)	1.095(6)
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: 2612.WOODBURY COMMONS PLATS

RANCH	1.006(1)	1.006(1)	1.006(1)	1.006(1)	1.006(1)	1.006(1)
TRI-LEVEL	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)
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. : 1.089 (17)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2612 - WOODBURY COMMONS PLATS

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: 2630.WINDY RIDGE PLATS

3565 BREEZEWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-378-007	12/22/2021	2630 401	275,000	60,845

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	77	214,155	147,534	1.452

3520 BREEZEWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-377-002	07/30/2021	2630 401	285,000	60,482

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	78	224,518	173,979	1.290

3558 BREEZEWAY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-378-016	12/11/2020	2630 401	246,500	60,488

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	79	186,012	156,924	1.185

5181 BREEZEFIELD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-376-019	12/01/2020	2630 401	246,000	60,943

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	72	185,057	128,232	1.443

3531 BREEZEWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-378-004	10/29/2020	2630 401	258,000	60,567

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	77	197,433	164,306	1.202

5063 BREEZEFIELD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-378-010	08/21/2020	2630 401	247,500	60,664

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	79	186,836	160,035	1.167

5051 BREEZEFIELD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-378-011	07/08/2020	2630 401	222,000	62,271

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	79	159,729	150,689	1.060

Neighborhoods Used: 2630.WINDY RIDGE PLATS

<<<<<<<<<< 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	128,232	128,232	128,232	128,232	128,232	128,232
BI-LEVEL	779,488	779,488	779,488	779,488	779,488	779,488
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	173,979	173,979	173,979	173,979	173,979	173,979
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,081,699
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	185,057	185,057	185,057	185,057	185,057	185,057
BI-LEVEL	944,165	944,165	944,165	944,165	944,165	944,165
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	224,518	224,518	224,518	224,518	224,518	224,518
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,353,740
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	6.29	8.20	1.004
After Application of E.C.F.s		3.92	6.33	1.004

<<<<<<< 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	1.443(1)	1.443(1)	1.443(1)	1.443(1)	1.443(1)	1.443(1)
BI-LEVEL	1.211(5)	1.211(5)	1.211(5)	1.211(5)	1.211(5)	1.211(5)
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: 2630.WINDY RIDGE PLATS

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.290(1)	1.290(1)	1.290(1)	1.290(1)	1.290(1)	1.290(1)
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. : 1.251 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2630 - WINDY RIDGE PLATS

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: 2633.JEFFERSON FARMS

3192 REYNOLDSBURG DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-353-003	02/08/2021	2633 401	260,000	60,496

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	81	199,504	163,300	1.222

3225 REYNOLDSBURG DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-354-009	12/10/2020	2633 401	240,000	65,543

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	174,457	145,842	1.196

5162 TAYLOR RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-351-018	09/02/2020	2633 401	228,000	61,066

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	81	166,934	156,494	1.067

Neighborhoods Used: 2633.JEFFERSON FARMS

<<<<<<<<<< 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	156,494	156,494	156,494	156,494	156,494	156,494
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	145,842	145,842	145,842	145,842	145,842	145,842
TRI-LEVEL	163,300	163,300	163,300	163,300	163,300	163,300
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 465,636
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	166,934	166,934	166,934	166,934	166,934	166,934
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	174,457	174,457	174,457	174,457	174,457	174,457
TRI-LEVEL	199,504	199,504	199,504	199,504	199,504	199,504
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 540,895
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	3.54	4.89	1.002
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	1.067(1)	1.067(1)	1.067(1)	1.067(1)	1.067(1)	1.067(1)
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: 2633.JEFFERSON FARMS

RANCH	1.196(1)	1.196(1)	1.196(1)	1.196(1)	1.196(1)	1.196(1)
TRI-LEVEL	1.222(1)	1.222(1)	1.222(1)	1.222(1)	1.222(1)	1.222(1)
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. : 1.162 (3)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2633 - JEFFERSON FARMS

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: 2645.WILDFLOWER CREEK PLATS

3700 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-456-003	02/17/2022 2645	401	301,000	69,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	96	232,000	176,803	1.312

5083 WILD SENNA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-451-007	02/11/2022 2645	401	320,000	60,376

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	94	259,624	172,071	1.509

3686 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-456-002	01/07/2022 2645	401	295,000	63,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	96	232,000	173,375	1.338

3829 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-453-051	12/20/2021 2645	401	298,000	63,392

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	99	234,608	198,131	1.184

3835 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-453-052	11/30/2021 2645	401	298,000	63,392

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	99	234,608	194,055	1.209

3841 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-453-053	11/15/2021 2645	401	299,900	60,392

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	99	239,508	194,055	1.234

5070 WILD SENNA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-452-012	07/07/2021 2645	401	285,000	60,123

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	94	224,877	169,762	1.325

3820 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-456-018	06/30/2021 2645	401	290,000	60,392

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	99	229,608	194,055	1.183

Neighborhoods Used: 2645.WILDFLOWER CREEK PLATS

5155 BLAZING STAR CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-453-019	06/24/2021 2645	401	280,000	60,787

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	92	219,213	174,332	1.257

5044 ALYSSUM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-453-001	06/18/2021 2645	401	280,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	89	220,000	157,553	1.396

5128 BLAZING STAR CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-453-029	06/11/2021 2645	401	275,000	66,321

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	89	208,679	162,170	1.287

5124 BLAZING STAR CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-453-028	06/08/2021 2645	401	275,000	66,321

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	89	208,679	157,887	1.322

3654 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-454-001	05/13/2021 2645	401	281,000	60,364

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	92	220,636	167,517	1.317

5151 WILD SENNA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-454-008	02/19/2021 2645	401	245,000	60,364

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	92	184,636	169,442	1.090

3803 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-453-047	02/08/2021 2645	401	254,900	60,388

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	99	194,512	195,704	0.994

3800 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-456-015	01/28/2021 2645	401	258,000	60,388

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	99	197,612	195,704	1.010

Neighborhoods Used: 2645.WILDFLOWER CREEK PLATS

3789 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-453-045	12/07/2020 2645	401	247,900	60,388

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	98	187,512	193,726	0.968

3797 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-453-046	12/04/2020 2645	401	247,900	60,388

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	98	187,512	193,726	0.968

5074 ALYSSUM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-453-005	10/13/2020 2645	401	230,600	61,612

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	90	168,988	162,957	1.037

3620 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-454-005	10/02/2020 2645	401	235,000	79,673

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	86	155,327	175,079	0.887

5154 BLAZING STAR CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-453-031	08/19/2020 2645	401	234,900	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	85	174,900	186,966	0.935

3636 BLAZING STAR ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-454-003	08/14/2020 2645	401	230,000	60,364

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	92	169,636	171,225	0.991

3607 BREEZEWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-451-006	07/02/2020 2645	401	200,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	86	140,000	151,745	0.923

5035 WILD SENNA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-26-451-013	04/10/2020 2645	401	225,000	60,376

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	95	164,624	173,134	0.951

Neighborhoods Used: 2645.WILDFLOWER CREEK PLATS

<<<<<<<<<< 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	4,261,178	4,261,178	4,261,178	4,261,178	4,261,178	4,261,178
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 : 4,261,178
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	4,889,299	4,889,299	4,889,299	4,889,299	4,889,299	4,889,299
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 : 4,889,299
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
24	2	10.74	12.14	1.012
After Application of E.C.F.s		10.75	12.08	1.012

<<<<<<< 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	1.147(24)	1.147(24)	1.147(24)	1.147(24)	1.147(24)	1.147(24)
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: 2645.WILDFLOWER CREEK PLATS

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. : 1.147 (24)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2645 - WILDFLOWER CREEK PLATS

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: 2720.44TH ST PLATS, NEWER, SEC 27

4471 WINTERGREEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-210-026	01/29/2022	2720 401	350,000	97,492

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	252,508	203,991	1.238

4616 LANTANA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-227-056	11/19/2021	2720 401	315,000	71,054

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	243,946	165,600	1.473

4474 WINTERGREEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-210-027	11/05/2021	2720 401	300,000	74,169

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	225,831	209,269	1.079

4465 WINTERGREEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-210-005	10/15/2021	2720 401	276,000	72,249

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	203,751	187,254	1.088

4681 HAYWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-223-012	08/09/2021	2720 401	324,900	73,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	88	251,400	163,784	1.535

4655 HAYWOOD DR SE

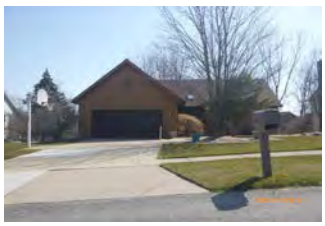
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-223-010	12/07/2020	2720 401	270,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	91	200,000	209,383	0.955

4612 HAYWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-224-006	12/03/2020	2720 401	272,500	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	202,500	210,994	0.960



4639 TERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-227-030	09/29/2020	2720 401	238,000	72,897

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	165,103	174,641	0.945

Neighborhoods Used: 2720.44TH ST PLATS, NEWER, SEC 27

4420 SPRINGMONT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-212-003	08/12/2020	2720 401	220,000	68,035

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	151,965	147,573	1.030

4611 LANTANA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-240-007	07/16/2020	2720 401	227,000	71,384

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	155,616	151,376	1.028

4576 HAYWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-224-003	07/08/2020	2720 401	285,000	71,275

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71	213,725	204,386	1.046

4491 LANTANA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-226-013	07/02/2020	2720 401	220,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	150,000	157,298	0.954

Neighborhoods Used: 2720.44TH ST PLATS, NEWER, SEC 27

<<<<<<<<<< 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	147,573	147,573	147,573	147,573	147,573	147,573
2-STORY	203,991	203,991	203,991	203,991	203,991	203,991
BI-LEVEL	209,383	209,383	209,383	209,383	209,383	209,383
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	1,449,960	1,449,960	1,449,960	1,449,960	1,449,960	1,449,960
TRI-LEVEL	174,641	174,641	174,641	174,641	174,641	174,641
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,185,548
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	151,965	151,965	151,965	151,965	151,965	151,965
2-STORY	252,508	252,508	252,508	252,508	252,508	252,508
BI-LEVEL	200,000	200,000	200,000	200,000	200,000	200,000
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	1,646,769	1,646,769	1,646,769	1,646,769	1,646,769	1,646,769
TRI-LEVEL	165,103	165,103	165,103	165,103	165,103	165,103
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,416,345
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	0	7.70	11.63	1.012
After Application of E.C.F.s		6.89	10.15	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	1.030(1)	1.030(1)	1.030(1)	1.030(1)	1.030(1)	1.030(1)
2-STORY	1.238(1)	1.238(1)	1.238(1)	1.238(1)	1.238(1)	1.238(1)
BI-LEVEL	0.955(1)	0.955(1)	0.955(1)	0.955(1)	0.955(1)	0.955(1)
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: 2720.44TH ST PLATS, NEWER, SEC 27

RANCH	1.136(8)	1.136(8)	1.136(8)	1.136(8)	1.136(8)	1.136(8)
TRI-LEVEL	0.945(1)	0.945(1)	0.945(1)	0.945(1)	0.945(1)	0.945(1)
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. : 1.106 (12)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2720 - 44TH ST PLATS, NEWER, SEC 27

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: 2721.44TH ST PLATS, OLDER, SEC 27

4600 MORNINGSIDE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-229-016	07/19/2021 2721	401	295,000	70,708

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	224,292	169,413	1.324

4527 MORNINGSIDE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-228-007	02/17/2021 2721	401	244,000	75,018

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	168,982	153,994	1.097

4589 MORNINGSIDE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-228-011	01/15/2021 2721	401	217,500	72,309

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	145,191	156,384	0.928

4614 MORNINGSIDE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-229-017	08/13/2020 2721	401	238,000	70,895

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	167,105	184,502	0.906

Neighborhoods Used: 2721.44TH ST PLATS, OLDER, SEC 27

<<<<<<<<<< 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	664,293	664,293	664,293	664,293	664,293	664,293
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 : 664,293
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	705,570	705,570	705,570	705,570	705,570	705,570
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 : 705,570
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	8.85	13.61	1.011
After Application of E.C.F.s		8.89	13.58	1.011

<<<<<<< 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: 2721.44TH ST PLATS, OLDER, SEC 27

RANCH	1.062(4)	1.062(4)	1.062(4)	1.062(4)	1.062(4)	1.062(4)
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. : 1.062 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2721 - 44TH ST PLATS, OLDER, SEC 27

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: 2730.RUM CREEK PLATS

2630 RUM CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-380-027	01/21/2022	2730 401	285,000	55,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	229,304	130,120	1.762

5146 MISTY CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-380-043	01/19/2022	2730 401	288,400	58,356

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	230,044	155,008	1.484

5177 PILLAR CREEK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-382-003	12/03/2021	2730 401	272,500	55,501

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	216,999	133,766	1.622

2787 RUM CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-377-017	11/23/2021	2730 401	260,000	47,792

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	212,208	127,333	1.667

5073 RUM CREEK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-380-011	08/20/2021	2730 401	200,000	55,358

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	144,642	144,028	1.004

2635 THORN CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-377-021	12/21/2020	2730 401	188,000	57,218

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	130,782	108,192	1.209

2729 RUM CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-377-010	12/11/2020	2730 401	222,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	167,000	137,805	1.212

5059 MISTY CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-380-034	11/20/2020	2730 401	224,000	61,302

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	162,698	135,594	1.200

Neighborhoods Used: 2730.RUM CREEK PLATS

5080 PILLAR CREEK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-380-030	11/02/2020 2730	401	225,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	170,000	126,933	1.339

2759 RUM CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-377-013	08/14/2020 2730	401	215,000	55,880

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	159,120	126,616	1.257

5110 MISTY CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-380-039	08/11/2020 2730	401	215,000	56,950

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	158,050	132,776	1.190

2627 THORN CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-377-020	08/07/2020 2730	401	232,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	177,000	149,090	1.187

2680 RUM CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-380-005	07/15/2020 2730	401	190,000	56,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	133,958	123,455	1.085

5126 MISTY CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-380-041	06/08/2020 2730	401	212,200	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	157,200	146,581	1.072

2638 BRIER CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-377-026	04/06/2020 2730	401	206,000	56,612

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	149,388	133,651	1.118

Neighborhoods Used: 2730.RUM CREEK PLATS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	130,120	130,120	130,120	130,120	130,120	130,120
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	149,090	149,090	149,090	149,090	149,090	149,090
2-STORY	0	0	0	0	0	0
BI-LEVEL	407,280	407,280	407,280	407,280	407,280	407,280
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	1,324,459	1,324,459	1,324,459	1,324,459	1,324,459	1,324,459
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 : 2,010,949
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	229,304	229,304	229,304	229,304	229,304	229,304
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	177,000	177,000	177,000	177,000	177,000	177,000
2-STORY	0	0	0	0	0	0
BI-LEVEL	544,199	544,199	544,199	544,199	544,199	544,199
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	1,647,890	1,647,890	1,647,890	1,647,890	1,647,890	1,647,890
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 : 2,598,393
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
15	0	8.88	12.96	1.015
After Application of E.C.F.s		7.23	10.29	1.010

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.762(1)	1.762(1)	1.762(1)	1.762(1)	1.762(1)	1.762(1)
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	1.187(1)	1.187(1)	1.187(1)	1.187(1)	1.187(1)	1.187(1)
2-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.336(3)	1.336(3)	1.336(3)	1.336(3)	1.336(3)	1.336(3)
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: 2730.RUM CREEK PLATS

RANCH	1.244(10)	1.244(10)	1.244(10)	1.244(10)	1.244(10)	1.244(10)
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. : 1.292 (15)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2730 - RUM CREEK PLATS

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: 2731.OLD FARM VILLAGE CONDOS

2554 NEWBERRY LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-302-048	08/23/2021	2731 401	215,100	45,394

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	169,706	151,489	1.120

2466 BRIDGEPORT LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-302-035	06/29/2021	2731 401	188,000	49,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	138,500	130,343	1.063

2586 BRIDGEPORT LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-302-003	05/07/2021	2731 401	183,500	56,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	127,250	121,536	1.047

2518 BRIDGEPORT LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-302-018	02/05/2021	2731 401	165,000	52,144

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	112,856	130,474	0.865

2524 NEWBERRY LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-302-041	12/28/2020	2731 401	172,500	45,394

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	127,106	141,082	0.901

2528 NEWBERRY LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-302-043	08/31/2020	2731 401	167,000	45,394

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	121,606	153,299	0.793

2486 BRIDGEPORT LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-302-027	08/28/2020	2731 401	168,000	54,581

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	113,419	134,838	0.841

2528 NEWBERRY LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-302-043	07/02/2020	2731 401	162,500	45,394

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	117,106	153,299	0.764

Neighborhoods Used: 2731.OLD FARM VILLAGE 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	1,116,359	1,116,359	1,116,359	1,116,359	1,116,359	1,116,359
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 : 1,116,359
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,027,549	1,027,549	1,027,549	1,027,549	1,027,549	1,027,549
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 : 1,027,549
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	0	8.19	10.42	1.008
After Application of E.C.F.s		8.13	10.40	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	0.920(8)	0.920(8)	0.920(8)	0.920(8)	0.920(8)	0.920(8)
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: 2731.OLD FARM VILLAGE 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. : 0.920 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2731 - OLD FARM VILLAGE 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: 2740.WILDFLOWER PLAT

Neighborhoods Used: 2745.WOODHAVEN CONDOS

Neighborhoods Used: 2810.WHISTLESTOP PLATS

1675 COALCAR CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-152-022	03/16/2022	2810 401	330,000	68,971

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	261,029	170,532	1.531

1691 COALCAR CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-152-021	02/16/2022	2810 401	316,000	68,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	247,750	188,945	1.311

1657 COALCAR CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-152-024	07/02/2021	2810 401	287,000	71,825

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	82	215,175	174,876	1.230

1735 STEAM ENGINE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-155-025	06/29/2021	2810 401	250,000	68,757

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	82	181,243	168,868	1.073

1720 STEAM ENGINE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-152-030	04/20/2021	2810 401	307,000	76,983

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	80	230,017	224,276	1.026

1781 STEAM ENGINE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-155-029	01/29/2021	2810 401	230,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82	165,000	165,781	0.995

1835 WHISTLESTOP DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-179-002	11/13/2020	2810 401	245,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	78	180,000	176,391	1.020

1776 SUTHERLAND DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-155-008	10/22/2020	2810 401	232,900	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	167,900	137,158	1.224

Neighborhoods Used: 2810.WHISTLESTOP PLATS

1845 WHISTLESTOP DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-179-005	10/13/2020	2810 401	244,000	69,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	80	174,860	157,927	1.107

1903 WHISTLESTOP DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-179-012	09/25/2020	2810 401	260,000	86,388

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	173,612	178,771	0.971

1794 WHISTLESTOP DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-154-005	09/08/2020	2810 401	234,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	74	169,000	159,113	1.062

1806 WHISTLESTOP DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-154-007	07/02/2020	2810 401	235,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	74	170,000	182,356	0.932

1791 WHISTLESTOP DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-176-005	06/26/2020	2810 401	225,345	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	160,345	152,990	1.048

1789 SUTHERLAND DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-154-013	06/12/2020	2810 401	236,400	69,557

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	76	166,843	166,667	1.001

1814 WHISTLESTOP DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-154-008	04/20/2020	2810 401	230,000	65,463

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	164,537	157,698	1.043

Neighborhoods Used: 2810.WHISTLESTOP PLATS

<<<<<<<<<< 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	1,414,369	1,414,369	1,414,369	1,414,369	1,414,369	1,414,369
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	678,248	678,248	678,248	678,248	678,248	678,248
TRI-LEVEL	469,732	469,732	469,732	469,732	469,732	469,732
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,562,350
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,445,575	1,445,575	1,445,575	1,445,575	1,445,575	1,445,575
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	834,124	834,124	834,124	834,124	834,124	834,124
TRI-LEVEL	547,612	547,612	547,612	547,612	547,612	547,612
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,827,311
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
15	0	6.24	9.44	1.008
After Application of E.C.F.s		5.96	7.78	1.007

<<<<<<< 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	1.022(8)	1.022(8)	1.022(8)	1.022(8)	1.022(8)	1.022(8)
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: 2810.WHISTLESTOP PLATS

RANCH	1.230(4)	1.230(4)	1.230(4)	1.230(4)	1.230(4)	1.230(4)
TRI-LEVEL	1.166(3)	1.166(3)	1.166(3)	1.166(3)	1.166(3)	1.166(3)
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. : 1.103 (15)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2810 - WHISTLESTOP PLATS

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: 2811.CROSSWINDS PLATS

4685 CROSSWINDS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-178-019	10/05/2021	2811 401	256,000	61,439

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	74	194,561	145,704	1.335

1878 TRADEWINDS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-178-024	06/09/2021	2811 401	295,000	57,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	74	237,250	138,587	1.712

1838 CROSSWINDS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-177-022	11/02/2020	2811 401	234,000	58,201

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	73	175,799	144,878	1.213

1877 CROSSWINDS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-177-016	10/23/2020	2811 401	225,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	170,000	120,516	1.411

4645 CROSSWINDS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-177-038	05/22/2020	2811 401	190,000	57,129

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	74	132,871	143,164	0.928

Neighborhoods Used: 2811.CROSSWINDS PLATS

<<<<<<<<<< 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	281,752	281,752	281,752	281,752	281,752	281,752
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	120,516	120,516	120,516	120,516	120,516	120,516
TRI-LEVEL	290,582	290,582	290,582	290,582	290,582	290,582
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 692,850
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	370,121	370,121	370,121	370,121	370,121	370,121
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	170,000	170,000	170,000	170,000	170,000	170,000
TRI-LEVEL	370,360	370,360	370,360	370,360	370,360	370,360
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 910,481
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	11.78	15.60	1.020
After Application of E.C.F.s		11.00	15.30	1.021

<<<<<<< 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	1.314(2)	1.314(2)	1.314(2)	1.314(2)	1.314(2)	1.314(2)
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: 2811.CROSSWINDS PLATS

RANCH	1.411(1)	1.411(1)	1.411(1)	1.411(1)	1.411(1)	1.411(1)
TRI-LEVEL	1.275(2)	1.275(2)	1.275(2)	1.275(2)	1.275(2)	1.275(2)
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. : 1.314 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2811 - CROSSWINDS PLATS

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: 2820.OLD FARMS, SINGLE FAM, PRE 1990'S

2070 INNWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-264-038	11/04/2021	2820 401	241,000	56,713

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	184,287	140,647	1.310

2150 BAYHAM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-265-005	08/20/2021	2820 401	260,000	56,780

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	203,220	173,347	1.172

4798 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-265-034	08/13/2021	2820 401	275,000	55,927

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	219,073	148,529	1.475

4712 LARKWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-280-006	08/12/2021	2820 401	300,000	55,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	244,304	153,454	1.592

2110 BAYHAM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-265-022	07/27/2021	2820 401	250,000	55,926

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	194,074	185,103	1.048

2098 INNWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-264-002	06/15/2021	2820 401	283,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	228,000	175,479	1.299

4688 LARKWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-280-004	03/05/2021	2820 401	240,000	59,105

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	180,895	164,990	1.096

2107 BAYHAM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-264-051	01/12/2021	2820 401	251,000	56,333

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	194,667	156,579	1.243

Neighborhoods Used: 2820.OLD FARMS, SINGLE FAM, PRE 1990'S

2141 BAYHAM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-264-022	12/31/2020	2820 401	232,000	58,148

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	173,852	173,507	1.002

4645 APPLEWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-255-002	12/10/2020	2820 401	243,000	60,216

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	182,784	177,584	1.029

2149 INNWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-261-024	11/25/2020	2820 401	250,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	195,000	182,746	1.067

4734 LARKWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-280-008	11/19/2020	2820 401	227,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	172,000	149,804	1.148

4742 LARKWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-280-023	10/23/2020	2820 401	247,000	73,200

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	173,800	177,653	0.978

2134 BAYHAM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-265-003	09/22/2020	2820 401	240,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	185,000	167,786	1.103

4816 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-265-037	09/10/2020	2820 401	213,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	158,000	167,154	0.945

2217 HIGHLANDER DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-260-028	07/17/2020	2820 401	212,000	56,598

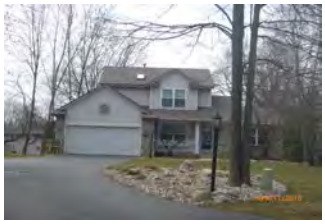
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	155,402	189,957	0.818

Neighborhoods Used: 2820.OLD FARMS, SINGLE FAM, PRE 1990'S

2100 HIGHLANDER DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-220-014	07/15/2020 2820	401	290,000	70,424

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	71	219,576	184,257	1.192



2070 INNWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-264-038	07/02/2020 2820	401	224,000	56,713

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	167,287	140,647	1.189

2200 EMBRO DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-426-004	06/19/2020 2820	401	225,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	170,000	165,311	1.028

Neighborhoods Used: 2820.OLD FARMS, SINGLE FAM, PRE 1990'S

<<<<<<<<<< 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	2,274,968	2,274,968	2,274,968	2,274,968	2,274,968	2,274,968
BI-LEVEL	177,653	177,653	177,653	177,653	177,653	177,653
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	721,914	721,914	721,914	721,914	721,914	721,914
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 : 3,174,535
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	2,700,873	2,700,873	2,700,873	2,700,873	2,700,873	2,700,873
BI-LEVEL	173,800	173,800	173,800	173,800	173,800	173,800
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	726,548	726,548	726,548	726,548	726,548	726,548
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 : 3,601,221
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
19	0	8.83	11.57	1.009
After Application of E.C.F.s		7.97	10.15	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	1.187(14)	1.187(14)	1.187(14)	1.187(14)	1.187(14)	1.187(14)
BI-LEVEL	0.978(1)	0.978(1)	0.978(1)	0.978(1)	0.978(1)	0.978(1)
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: 2820.OLD FARMS, SINGLE FAM, PRE 1990'S

RANCH	1.006(4)	1.006(4)	1.006(4)	1.006(4)	1.006(4)	1.006(4)
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. : 1.134 (19)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2820 - OLD FARMS, SINGLE FAM, PRE 1990'S

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: 2821.OLD FARM PLATS: DUPLEXES

4556 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-128-009	09/22/2021	2821 401	273,000	58,114

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TRI-LEVEL	70	214,886	203,210	1.057

Gross Rent = 2,154, Gross Rent Multiplier = 126.741

2335 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-426-029	08/27/2021	2821 401	320,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	265,000	246,253	1.076

Gross Rent = 2,807, Gross Rent Multiplier = 114.001

2147 COUNTRYWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-211-018	06/01/2021	2821 401	251,000	57,025

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	193,975	252,787	0.767

Gross Rent = 2,745, Gross Rent Multiplier = 91.439

4500 APPLEWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-212-005	05/10/2021	2821 401	300,000	58,342

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	241,658	212,067	1.140

Gross Rent = 2,336, Gross Rent Multiplier = 128.425

4940 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-426-028	03/05/2021	2821 401	325,000	56,305

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	268,695	208,476	1.289

Gross Rent = 2,320, Gross Rent Multiplier = 140.086

5008 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-495-001	02/19/2021	2821 401	321,000	58,342

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TRI-LEVEL	70	262,658	227,463	1.155

Gross Rent = 2,466, Gross Rent Multiplier = 130.170

2148 COUNTRYWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-220-012	09/25/2020	2821 401	280,000	56,483

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	223,517	220,060	1.016

Gross Rent = 2,379, Gross Rent Multiplier = 117.697

4833 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-266-011	09/17/2020	2821 401	299,900	55,721

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	244,179	226,437	1.078

Gross Rent = 2,646, Gross Rent Multiplier = 113.341

Neighborhoods Used: 2821.OLD FARM PLATS: DUPLEXES

4644 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-195-004	09/15/2020 2821	401	292,500	58,537

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TRI-LEVEL	81	233,963	246,607	0.949

Gross Rent = 2,334, Gross Rent Multiplier = 125.321

4591 CROSSWINDS DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-177-013	05/28/2020 2821	401	293,500	68,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	75	224,750	241,295	0.931

Gross Rent = 2,588, Gross Rent Multiplier = 113.408

Neighborhoods Used: 2821.OLD FARM PLATS: DUPLEXES

<<<<<<<<<< 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 : 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 : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	0	8.25	11.37	1.007
After Application of E.C.F.s		8.25	11.37	1.007

<<<<<<< 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: 2821.OLD FARM PLATS: DUPLEXES

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. : 1.000 (0)
Gross Rent Multiplier: 120.063 (10)

<<<<<<<<<<<<<< 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): 2821 - OLD FARM PLATS: DUPLEXES

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: 2822.WOODSHIRE PLACE CONDOS

4592 WHISPERWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-202-046	03/09/2022 2822	401	240,000	45,284

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	71	194,716	145,020	1.343

4560 WHISPERWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-202-040	11/23/2021 2822	401	215,000	49,784

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	71	165,216	146,248	1.130

4515 WOODROSE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-202-005	08/09/2021 2822	401	243,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	74	198,000	149,251	1.327

2061 WOODSHIRE PL SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-202-017	06/10/2021 2822	401	252,000	45,457

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	74	206,543	155,557	1.328

4496 WOODROSE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-202-013	05/19/2021 2822	401	230,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	75	185,000	154,606	1.197

4573 WHISPERWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-202-052	04/28/2021 2822	401	180,000	45,284

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	72	134,716	163,476	0.824

2062 WOODSHIRE PL SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-202-032	04/21/2021 2822	401	250,000	49,784

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	73	200,216	159,161	1.258

4500 WOODROSE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-202-014	01/20/2021 2822	401	180,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	74	135,000	132,651	1.018

Neighborhoods Used: 2822.WOODSHIRE PLACE CONDOS

4552 WHISPERWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-202-038	07/02/2020 2822	401	170,000	49,784

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	71	120,216	145,038	0.829

Neighborhoods Used: 2822.WOODSHIRE PLACE 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	1,351,008	1,351,008	1,351,008	1,351,008	1,351,008	1,351,008
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 : 1,351,008
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,539,623	1,539,623	1,539,623	1,539,623	1,539,623	1,539,623
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 : 1,539,623
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	0	12.53	15.96	1.020
After Application of E.C.F.s		12.45	15.89	1.020

<<<<<<< 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	1.140(9)	1.140(9)	1.140(9)	1.140(9)	1.140(9)	1.140(9)
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: 2822.WOODSHIRE PLACE 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. : 1.140 (9)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2822 - WOODSHIRE PLACE 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: 2823.DILLEY ACRES -- DUPLEXES

4533 COUNTRYWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-240-018	07/30/2021	2823 401	289,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	234,000	164,471	1.423

Gross Rent = 1,882, Gross Rent Multiplier = 153.560

2254 COUNTRYWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-240-029	06/24/2021	2823 401	285,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TRI-LEVEL	70	230,000	207,060	1.111

Gross Rent = 2,179, Gross Rent Multiplier = 130.794

4558 COUNTRYWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-240-025	01/05/2021	2823 401	228,000	56,489

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TRI-LEVEL	70	171,511	183,889	0.933

Gross Rent = 2,142, Gross Rent Multiplier = 106.443

4554 COUNTRYWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-240-026	07/01/2020	2823 401	230,000	59,864

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	170,136	185,609	0.917

Gross Rent = 2,250, Gross Rent Multiplier = 102.222

Neighborhoods Used: 2823.DILLEY ACRES -- DUPLEXES

<<<<<<<<<< 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 : 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 : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	10.50	17.08	1.014
After Application of E.C.F.s		10.50	17.08	1.014

<<<<<<< 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: 2823.DILLEY ACRES -- DUPLEXES

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. : 1.000 (0)
Gross Rent Multiplier: 123.255 (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): 2823 - DILLEY ACRES -- DUPLEXES

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: 2829.KALAMAZOO RANCHES (MANY BRICK)

1859 RONDO ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-326-016	01/14/2022	2829 401	280,000	55,880

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	224,120	187,586	1.195

1441 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-278-019	12/22/2021	2829 401	243,000	57,642

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	185,358	148,721	1.246

1805 RONDO ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-326-011	10/29/2021	2829 401	280,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	225,000	223,344	1.007

1141 MEADOWLANE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-276-020	10/21/2021	2829 401	275,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	220,000	185,466	1.186

4926 KALAMAZOO AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-303-001	10/07/2021	2829 401	319,000	61,736

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	2-STORY	70	257,264	221,053	1.164

Gross Rent = 2,192, Gross Rent Multiplier = 145.529

4906 KALAMAZOO AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-302-003	10/07/2021	2829 401	251,000	46,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	204,250	207,640	0.984

1805 ANDREW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-302-031	10/06/2021	2829 401	225,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	170,000	153,433	1.108

1936 ANDREW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-329-011	09/28/2021	2829 401	255,000	55,883

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	199,117	151,016	1.319

Neighborhoods Used: 2829.KALAMAZOO RANCHES (MANY BRICK)

4913 ASH AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-302-035	09/15/2021 2829	401	285,000	56,147

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	228,853	184,785	1.238

1547 MEADOWLANE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-226-045	09/08/2021 2829	401	175,000	57,447

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	117,553	136,158	0.863

1637 ANDREW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-302-021	05/07/2021 2829	401	233,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	178,000	139,824	1.273

4530 CURWOOD AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-226-011	04/29/2021 2829	401	278,161	57,031

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	221,130	202,570	1.092

1559 MEADOWLANE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-226-046	01/15/2021 2829	401	190,000	58,628

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	131,372	104,202	1.261

1408 MEADOWLANE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-227-001	11/09/2020 2829	401	209,000	56,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	152,958	160,701	0.952

4520 CURWOOD AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-226-010	11/02/2020 2829	401	260,000	55,649

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	204,351	202,459	1.009

1626 RONDO ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-302-004	10/02/2020 2829	401	207,000	55,993

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	151,007	145,212	1.040

Neighborhoods Used: 2829.KALAMAZOO RANCHES (MANY BRICK)

1571 MEADOWLANE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-226-047	09/22/2020 2829	401	196,000	59,997

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	136,003	134,141	1.014

1410 PICKETT ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-278-001	09/09/2020 2829	401	167,000	58,996

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	108,004	160,095	0.675

1260 MEADOWLANE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-227-014	08/10/2020 2829	401	130,000	55,253

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	74,747	124,845	0.599

1126 MEADOWLANE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-227-020	07/28/2020 2829	401	205,000	57,159

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	147,841	117,870	1.254

1410 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-426-002	04/30/2020 2829	401	205,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	150,000	170,099	0.882

1730 RONDO ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-302-011	04/09/2020 2829	401	180,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	125,000	138,227	0.904

Neighborhoods Used: 2829.KALAMAZOO RANCHES (MANY BRICK)

<<<<<<<<<< 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	3,378,393	3,378,393	3,378,393	3,378,393	3,378,393	3,378,393
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 : 3,378,393
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	3,554,664	3,554,664	3,554,664	3,554,664	3,554,664	3,554,664
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 : 3,554,664
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
22	0	11.37	14.97	1.021
After Application of E.C.F.s		11.55	15.07	1.021

<<<<<<< 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: 2829.KALAMAZOO RANCHES (MANY BRICK)

RANCH	1.052(21)	1.052(21)	1.052(21)	1.052(21)	1.052(21)	1.052(21)
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. : 1.052 (21)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)
Gross Rent Multiplier: 145.529 (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): 2829 - KALAMAZOO RANCHES (MANY BRICK)

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: 2830.SUNNY CK/MAPLEVIEW, WEST

1807 BRIDLE CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-377-002	01/28/2022	2830 401	295,000	71,328

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	223,672	195,959	1.141

1975 CREEKRIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-376-009	12/17/2021	2830 401	314,900	60,056

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	254,844	191,143	1.333

1632 SUNNY CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-352-004	12/13/2021	2830 401	270,000	61,687

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	208,313	144,710	1.440

1831 BRIDLE CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-377-004	12/09/2021	2830 401	278,000	55,973

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	222,027	190,068	1.168

1891 BRIDLE CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-378-022	09/23/2021	2830 401	239,500	55,694

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	183,806	171,461	1.072

1712 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-304-009	06/11/2021	2830 401	200,000	58,203

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	141,797	135,533	1.046

1781 SUNNY CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-351-022	05/07/2021	2830 401	160,000	64,690

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	95,310	121,503	0.784

1635 SUNNY CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-351-004	04/26/2021	2830 401	277,000	57,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	219,250	187,521	1.169

Neighborhoods Used: 2830.SUNNY CK/MAPLEVIEW, WEST

1921 BRIDLE CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-378-024	02/05/2021 2830	401	215,000	57,070

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	157,930	150,607	1.049

5126 BRIDLE CREEK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-352-033	01/06/2021 2830	401	260,000	63,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	196,750	201,380	0.977

1722 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-304-010	11/20/2020 2830	401	193,000	58,630

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	134,370	141,852	0.947

1648 SUNNY CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-352-006	11/17/2020 2830	401	220,000	69,900

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	150,100	194,660	0.771

1925 SUNNY CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-378-012	10/16/2020 2830	401	202,500	56,204

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	146,296	173,280	0.844

5132 CREEKVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-378-020	10/09/2020 2830	401	260,000	55,578

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	204,422	168,355	1.214

1696 BRIDLE CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-353-007	10/05/2020 2830	401	231,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	176,000	180,017	0.978

2011 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-451-031	10/02/2020 2830	401	215,000	59,637

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	155,363	181,186	0.857

Neighborhoods Used: 2830.SUNNY CK/MAPLEVIEW, WEST

5094 SUNNY CREEK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-352-016	09/29/2020 2830	401	255,000	69,656

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	185,344	186,027	0.996

1777 BRIDLE CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-352-042	09/28/2020 2830	401	226,000	66,551

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	159,449	159,851	0.997

1738 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-304-012	08/31/2020 2830	401	212,000	66,811

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	145,189	131,911	1.101

1621 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-303-014	08/25/2020 2830	401	258,000	57,466

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	200,534	172,944	1.160

1746 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-304-013	07/31/2020 2830	401	219,900	57,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	162,150	139,102	1.166

5048 CREEKVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-378-002	07/17/2020 2830	401	195,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	140,000	176,217	0.794

1942 BRIDLE CREEK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-380-013	07/10/2020 2830	401	185,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	130,000	110,560	1.176

Neighborhoods Used: 2830.SUNNY CK/MAPLEVIEW, WEST

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	555,845	555,845	555,845	555,845	555,845	555,845
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	368,903	368,903	368,903	368,903	368,903	368,903
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	2,269,408	2,269,408	2,269,408	2,269,408	2,269,408	2,269,408
TRI-LEVEL	611,690	611,690	611,690	611,690	611,690	611,690
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,805,846
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	498,409	498,409	498,409	498,409	498,409	498,409
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	424,206	424,206	424,206	424,206	424,206	424,206
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	2,380,124	2,380,124	2,380,124	2,380,124	2,380,124	2,380,124
TRI-LEVEL	690,177	690,177	690,177	690,177	690,177	690,177
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 3,992,916
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
23	0	9.83	12.09	1.013
After Application of E.C.F.s		8.30	10.95	1.011

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0.897(3)	0.897(3)	0.897(3)	0.897(3)	0.897(3)	0.897(3)
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	1.150(2)	1.150(2)	1.150(2)	1.150(2)	1.150(2)	1.150(2)
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: 2830.SUNNY CK/MAPLEVIEW, WEST

RANCH	1.049(14)	1.049(14)	1.049(14)	1.049(14)	1.049(14)	1.049(14)
TRI-LEVEL	1.128(4)	1.128(4)	1.128(4)	1.128(4)	1.128(4)	1.128(4)
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. : 1.049 (23)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2830 - SUNNY CK/MAPLEVIEW, WEST

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: 2840.OLD FARMS SINGLE FAM PLATS: NEWER

2605 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-301-028	03/28/2022 2840	401	350,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	285,000	208,124	1.369

2507 THORN CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-351-037	03/25/2022 2840	401	392,000	65,848

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	326,152	197,990	1.647

2579 THORN CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-351-042	08/13/2021 2840	401	275,000	67,100

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	207,900	185,801	1.119

2557 SUNNY CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-351-018	08/11/2021 2840	401	300,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	235,000	179,877	1.306

2533 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-301-022	07/30/2021 2840	401	300,000	65,334

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	234,666	185,268	1.267

2535 THORN CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-351-039	07/12/2021 2840	401	320,000	67,154

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	252,846	188,399	1.342

2517 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-301-020	07/12/2021 2840	401	300,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	235,000	148,742	1.580

2542 SUNNY CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-351-031	06/23/2021 2840	401	300,000	66,382

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	233,618	186,583	1.252

Neighborhoods Used: 2840.OLD FARMS SINGLE FAM PLATS: NEWER

2535 SUNNY CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-351-016	01/07/2021 2840	401	249,950	67,287

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	182,663	163,176	1.119

2486 THORN CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-352-013	11/20/2020 2840	401	267,000	66,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	200,144	185,634	1.078

2518 MAPLEVIEW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-311-011	09/29/2020 2840	401	242,500	67,412

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	175,088	152,891	1.145

2552 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-311-028	08/27/2020 2840	401	248,600	66,054

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	182,546	181,027	1.008

2480 THORN CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-352-012	07/31/2020 2840	401	255,550	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	190,550	192,556	0.990

2543 MAPLEVIEW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-311-020	06/24/2020 2840	401	215,000	68,773

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	146,227	189,453	0.772

2485 THORN CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-351-035	06/19/2020 2840	401	237,500	66,246

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	171,254	188,455	0.909

4920 BRINGHAM LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-326-005	06/12/2020 2840	401	240,000	66,411

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	173,589	183,230	0.947

Neighborhoods Used: 2840.OLD FARMS SINGLE FAM PLATS: NEWER

4879 WEATHERSTONE LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-326-013	04/30/2020 2840	401	238,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	173,000	169,992	1.018

2455 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-27-301-012	04/20/2020 2840	401	250,000	65,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	184,198	165,780	1.111

Neighborhoods Used: 2840.OLD FARMS SINGLE FAM PLATS: NEWER

<<<<<<<<<< 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	181,027	181,027	181,027	181,027	181,027	181,027
1-3/4 STORY	346,732	346,732	346,732	346,732	346,732	346,732
2-STORY	1,284,680	1,284,680	1,284,680	1,284,680	1,284,680	1,284,680
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	749,185	749,185	749,185	749,185	749,185	749,185
TRI-LEVEL	691,354	691,354	691,354	691,354	691,354	691,354
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,252,979
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	182,546	182,546	182,546	182,546	182,546	182,546
1-3/4 STORY	561,152	561,152	561,152	561,152	561,152	561,152
2-STORY	1,466,075	1,466,075	1,466,075	1,466,075	1,466,075	1,466,075
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	900,566	900,566	900,566	900,566	900,566	900,566
TRI-LEVEL	679,102	679,102	679,102	679,102	679,102	679,102
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 3,789,441
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
18	0	10.90	14.14	1.020
After Application of E.C.F.s		7.69	9.43	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	1.008(1)	1.008(1)	1.008(1)	1.008(1)	1.008(1)	1.008(1)
1-3/4 STORY	1.618(2)	1.618(2)	1.618(2)	1.618(2)	1.618(2)	1.618(2)
2-STORY	1.141(7)	1.141(7)	1.141(7)	1.141(7)	1.141(7)	1.141(7)
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: 2840.OLD FARMS SINGLE FAM PLATS: NEWER

RANCH	1.202(4)	1.202(4)	1.202(4)	1.202(4)	1.202(4)	1.202(4)
TRI-LEVEL	0.982(4)	0.982(4)	0.982(4)	0.982(4)	0.982(4)	0.982(4)
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. : 1.165 (18)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2840 - OLD FARMS SINGLE FAM PLATS: NEWER

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: 2841.CREEKRIDGE ESTATES, PRIVATE

Neighborhoods Used: 2842.SOUTHGATE CONDOS

5041 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-044	02/07/2022	2842 401	187,000	22,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO BILEV	70	164,500	104,523	1.574

2266 SOUTHGATE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-108	11/19/2021	2842 401	200,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	155,000	150,443	1.030

2349 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-070	10/22/2021	2842 401	215,000	38,520

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	60	176,480	122,363	1.442

5033 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-100	07/29/2021	2842 401	200,000	22,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO BILEV	67	177,500	100,563	1.765

5067 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-031	05/19/2021	2842 401	144,900	22,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO BILEV	67	122,400	103,588	1.182

2246 SOUTHGATE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-111	02/03/2021	2842 401	170,100	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	67	125,100	126,162	0.992

2240 BRIDLE CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-052	12/18/2020	2842 401	195,000	47,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	147,750	163,574	0.903

5031 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-102	11/20/2020	2842 401	145,000	22,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO BILEV	70	122,500	105,199	1.164

Neighborhoods Used: 2842.SOUTHGATE CONDOS

2288 SOUTHGATE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-105	11/03/2020	2842 401	195,000	45,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	70	150,000	166,467	0.901

2338 BRIDLE CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-007	10/13/2020	2842 401	185,000	49,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	67	135,500	148,631	0.912

2322 SOUTHGATE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-101	09/01/2020	2842 401	163,500	22,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO BILEV	67	141,000	99,795	1.413

5033 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-100	08/13/2020	2842 401	135,000	22,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO BILEV	67	112,500	100,563	1.119

2266 BRIDLE CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-048	07/29/2020	2842 401	201,001	49,090

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	151,911	171,999	0.883

2332 BRIDLE CREEK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-485-009	07/02/2020	2842 401	163,000	49,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	113,500	120,193	0.944

Neighborhoods Used: 2842.SOUTHGATE 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	854,734	854,734	854,734	854,734	854,734	854,734
CONDO 2 ST	315,098	315,098	315,098	315,098	315,098	315,098
CONDO BILEV	614,232	614,232	614,232	614,232	614,232	614,232
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 : 1,784,063
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	869,741	869,741	869,741	869,741	869,741	869,741
CONDO 2 ST	285,500	285,500	285,500	285,500	285,500	285,500
CONDO BILEV	840,400	840,400	840,400	840,400	840,400	840,400
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 : 1,995,641
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
14	0	13.94	18.49	1.000
After Application of E.C.F.s		9.42	12.15	1.011

<<<<<<< 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	1.018(6)	1.018(6)	1.018(6)	1.018(6)	1.018(6)	1.018(6)
CONDO 2 ST	0.906(2)	0.906(2)	0.906(2)	0.906(2)	0.906(2)	0.906(2)
CONDO BILEV	1.368(6)	1.368(6)	1.368(6)	1.368(6)	1.368(6)	1.368(6)
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: 2842.SOUTHGATE 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. : 1.119 (14)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2842 - SOUTHGATE 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: 2910.EASTERN HEIGHTS PLATS

4614 CARRICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-176-003	01/13/2022 2910	401	225,600	52,771

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	172,829	130,415	1.325

4788 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-154-004	12/23/2021 2910	401	286,000	52,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	233,198	186,554	1.250

4693 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-151-010	12/08/2021 2910	401	215,000	52,245

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	162,755	125,724	1.295

4524 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-128-013	11/01/2021 2910	401	175,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	123,000	95,336	1.290

4661 CARRICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-153-015	10/18/2021 2910	401	277,500	53,781

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	223,719	156,905	1.426

4470 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-127-010	08/31/2021 2910	401	235,000	52,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	182,198	123,237	1.478

4762 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-154-002	08/24/2021 2910	401	260,000	52,578

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	207,422	121,084	1.713

4507 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-101-015	08/20/2021 2910	401	266,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	214,000	124,026	1.725

Neighborhoods Used: 2910.EASTERN HEIGHTS PLATS

4430 CARRICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-126-001	08/10/2021	2910 401	206,201	52,880

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	153,321	108,043	1.419

4478 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-102-004	08/04/2021	2910 401	275,000	53,567

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	221,433	152,651	1.451

4636 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-178-005	07/23/2021	2910 401	230,000	53,885

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	176,115	109,179	1.613

4724 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-178-012	07/22/2021	2910 401	225,000	53,480

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	171,520	152,053	1.128

1055 EDSEL ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-127-034	07/07/2021	2910 401	188,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	136,000	105,945	1.284

4642 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-152-004	06/21/2021	2910 401	240,000	52,472

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	187,528	140,238	1.337

4775 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-177-024	06/04/2021	2910 401	217,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	165,000	115,406	1.430

4651 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-176-016	05/25/2021	2910 401	230,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	178,000	133,267	1.336

Neighborhoods Used: 2910.EASTERN HEIGHTS PLATS

4421 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-126-012	05/24/2021	2910 401	205,000	52,589

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	152,411	116,865	1.304

4454 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-127-008	05/17/2021	2910 401	207,000	52,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	154,304	132,291	1.166

4466 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-102-003	04/15/2021	2910 401	185,000	52,655

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	132,345	121,047	1.093

4663 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-176-017	03/30/2021	2910 401	182,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	130,000	146,757	0.886

4618 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-152-002	03/01/2021	2910 401	179,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	127,000	113,336	1.121

4481 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-101-013	02/09/2021	2910 401	190,000	53,792

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	136,208	118,296	1.151

4739 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-177-023	02/02/2021	2910 401	195,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	143,000	111,569	1.282

4445 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-101-010	01/07/2021	2910 401	210,000	54,557

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	155,443	159,022	0.977

Neighborhoods Used: 2910.EASTERN HEIGHTS PLATS

4710 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-177-010	01/06/2021	2910 401	179,900	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	127,900	159,313	0.803

4470 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-127-010	12/04/2020	2910 401	144,900	52,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	92,098	123,237	0.747

4516 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-102-007	11/16/2020	2910 401	195,000	53,258

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	141,742	144,113	0.984

1045 EDSEL ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-127-017	11/09/2020	2910 401	186,000	53,578

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	132,422	125,632	1.054

4617 CARRICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-153-012	11/06/2020	2910 401	229,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	177,000	147,653	1.199

4623 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-177-014	10/30/2020	2910 401	165,000	52,880

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	112,120	121,752	0.921

4469 CARRICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-103-008	10/07/2020	2910 401	175,000	53,495

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	121,505	122,491	0.992

4641 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-151-006	09/25/2020	2910 401	220,000	53,682

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	166,318	134,184	1.239

Neighborhoods Used: 2910.EASTERN HEIGHTS PLATS

4646 GRANTWOOD AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-153-005	09/23/2020	2910 401	200,000	57,008

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	142,992	132,283	1.081

4634 GRANTWOOD AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-153-004	09/04/2020	2910 401	208,000	55,989

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	152,011	141,537	1.074

969 SLOBEY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-152-014	08/27/2020	2910 401	190,000	55,773

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	134,227	190,171	0.706

4681 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-151-009	08/25/2020	2910 401	220,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	168,000	149,851	1.121

4686 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-178-009	08/21/2020	2910 401	195,000	54,526

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	140,474	109,722	1.280

4505 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-127-028	08/19/2020	2910 401	206,000	53,941

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	152,059	116,987	1.300

4432 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-128-003	07/14/2020	2910 401	177,000	52,895

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	124,105	116,029	1.070

4557 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-101-019	07/14/2020	2910 401	160,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	108,000	115,746	0.933

Neighborhoods Used: 2910.EASTERN HEIGHTS PLATS

4506 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-128-011	04/06/2020 2910	401	180,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	128,000	113,448	1.128

Neighborhoods Used: 2910.EASTERN HEIGHTS PLATS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	421,473	421,473	421,473	421,473	421,473	421,473
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	493,306	493,306	493,306	493,306	493,306	493,306
BI-LEVEL	149,851	149,851	149,851	149,851	149,851	149,851
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	4,112,213	4,112,213	4,112,213	4,112,213	4,112,213	4,112,213
TRI-LEVEL	186,554	186,554	186,554	186,554	186,554	186,554
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 5,363,397
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	472,003	472,003	472,003	472,003	472,003	472,003
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	431,412	431,412	431,412	431,412	431,412	431,412
BI-LEVEL	168,000	168,000	168,000	168,000	168,000	168,000
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	5,055,109	5,055,109	5,055,109	5,055,109	5,055,109	5,055,109
TRI-LEVEL	233,198	233,198	233,198	233,198	233,198	233,198
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 6,359,722
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
41	0	12.13	15.55	1.017
After Application of E.C.F.s		10.82	14.60	1.016

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.120(3)	1.120(3)	1.120(3)	1.120(3)	1.120(3)	1.120(3)
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	0.875(3)	0.875(3)	0.875(3)	0.875(3)	0.875(3)	0.875(3)
BI-LEVEL	1.121(1)	1.121(1)	1.121(1)	1.121(1)	1.121(1)	1.121(1)
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: 2910.EASTERN HEIGHTS PLATS

RANCH	1.229(33)	1.229(33)	1.229(33)	1.229(33)	1.229(33)	1.229(33)
TRI-LEVEL	1.250(1)	1.250(1)	1.250(1)	1.250(1)	1.250(1)	1.250(1)
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. : 1.186 (41)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2910 - EASTERN HEIGHTS PLATS

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: 2911.WOODBROOK & SUMMER PLATS

853 SUMMERTIME AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-101-040	12/02/2021 2911	401	265,000	55,000

Occupancy	Style	%Good	CostByManual	E.C.F.
Single Family	TRI-LEVEL	71	210,000	141,756	1.481

836 SUMMER CREEK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-105-011	09/08/2021 2911	401	293,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	238,000	166,732	1.427

886 EDSEL ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-151-046	08/10/2021 2911	401	282,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	71	227,000	152,583	1.488

4446 SUMMERTIME CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-101-053	07/21/2021 2911	401	276,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71	221,000	160,058	1.381

4426 SUMMERTIME CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-101-051	06/16/2021 2911	401	200,000	57,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71	142,250	151,167	0.941

876 SUMMERTIME AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-101-059	04/14/2021 2911	401	260,000	62,210

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71	197,790	159,834	1.237

861 SUMMERTIME AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-101-041	03/25/2021 2911	401	240,000	53,052

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71	186,948	155,709	1.201

4447 SUMMERTIME CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-101-045	03/02/2021 2911	401	249,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71	194,000	160,160	1.211

Neighborhoods Used: 2911.WOODBROOK & SUMMER PLATS

836 SUMMERTIME AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-101-065	11/05/2020 2911	401	225,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71	170,000	149,354	1.138

4675 SUMMER CREEK LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-155-013	10/30/2020 2911	401	225,000	59,966

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	71	165,034	132,537	1.245

4632 SUMMER CREEK LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-151-029	09/18/2020 2911	401	209,900	56,525

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	153,375	130,546	1.175

Neighborhoods Used: 2911.WOODBROOK & SUMMER PLATS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	152,583	152,583	152,583	152,583	152,583	152,583
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	263,083	263,083	263,083	263,083	263,083	263,083
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	1,103,013	1,103,013	1,103,013	1,103,013	1,103,013	1,103,013
TRI-LEVEL	141,756	141,756	141,756	141,756	141,756	141,756
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,660,436
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	227,000	227,000	227,000	227,000	227,000	227,000
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	318,409	318,409	318,409	318,409	318,409	318,409
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	1,349,988	1,349,988	1,349,988	1,349,988	1,349,988	1,349,988
TRI-LEVEL	210,000	210,000	210,000	210,000	210,000	210,000
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,105,397
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	0	7.54	10.25	1.011
After Application of E.C.F.s		5.01	8.03	1.007

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.488(1)	1.488(1)	1.488(1)	1.488(1)	1.488(1)	1.488(1)
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	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)
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: 2911.WOODBROOK & SUMMER PLATS

RANCH	1.224(7)	1.224(7)	1.224(7)	1.224(7)	1.224(7)	1.224(7)
TRI-LEVEL	1.481(1)	1.481(1)	1.481(1)	1.481(1)	1.481(1)	1.481(1)
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. : 1.268 (11)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2911 - WOODBROOK & SUMMER PLATS

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: 2912.WOODBROOK CONDOS

4692 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-158-016	03/14/2022 2912	401	214,500	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	69	174,500	118,271	1.475

4696 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-158-018	10/29/2021 2912	401	206,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	73	166,000	115,655	1.435

4676 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-158-001	06/25/2021 2912	401	207,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	72	167,000	122,792	1.360

4654 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-158-008	06/11/2021 2912	401	177,750	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	68	137,750	103,625	1.329

4732 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-158-035	09/01/2020 2912	401	155,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	73	115,000	105,648	1.089

4726 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-158-032	07/29/2020 2912	401	140,000	40,445

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	CONDO 2 ST	73	99,555	108,305	0.919

Neighborhoods Used: 2912.WOODBROOK 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 : 674,295
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 : 859,805
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
6	0	10.94	14.46	1.020
After Application of E.C.F.s		10.70	14.40	1.020

<<<<<<< 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: 2912.WOODBROOK 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. : 1.275 (6)
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): 2912 - WOODBROOK 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: 2915.LINDA PARK NEIGHBORHOODS

4509 BONNIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-129-013	03/17/2022 2915	401	270,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	210,000	159,065	1.320

1205 EDSEL ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-201-012	02/02/2022 2915	401	220,000	61,591

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	158,409	169,785	0.933

1100 BURGIS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-327-017	12/27/2021 2915	401	225,000	60,724

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	164,276	131,043	1.254

1111 BURGIS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-327-008	12/15/2021 2915	401	246,000	63,632

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	182,368	146,747	1.243

4970 FULLER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-328-020	12/09/2021 2915	401	212,500	60,895

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	151,605	174,731	0.868

1142 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-327-005	08/30/2021 2915	401	246,300	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	186,300	179,247	1.039

1174 FULLER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-328-011	08/09/2021 2915	401	249,000	65,292

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	183,708	121,730	1.509

4651 BROOKLYN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-178-024	08/03/2021 2915	401	260,000	63,956

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	196,044	139,066	1.410

Neighborhoods Used: 2915.LINDA PARK NEIGHBORHOODS

4517 CURWOOD AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-202-015	07/30/2021 2915	401	260,000	60,880

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	199,120	160,008	1.244

4512 BROOKLYN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-129-006	07/29/2021 2915	401	230,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	170,000	190,334	0.893

4840 FULLER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-328-004	06/02/2021 2915	401	250,000	60,629

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	189,371	144,332	1.312

4737 BONNIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-179-028	05/18/2021 2915	401	245,000	64,640

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	180,360	211,608	0.852

1139 EDSEL ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-129-017	05/04/2021 2915	401	215,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	155,000	181,839	0.852

4525 BROOKLYN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-128-026	03/15/2021 2915	401	240,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	180,000	144,112	1.249

4548 BROOKLYN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-129-009	01/15/2021 2915	401	227,500	60,629

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	166,871	171,033	0.976

4696 BROOKLYN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-179-032	01/08/2021 2915	401	245,000	60,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	184,198	175,761	1.048

Neighborhoods Used: 2915.LINDA PARK NEIGHBORHOODS

4507 CURWOOD AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-202-014	12/16/2020	2915 401	235,000	61,986

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	173,014	158,137	1.094

4641 BROOKLYN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-178-023	12/11/2020	2915 401	224,000	60,895

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	163,105	146,158	1.116

1143 SLUYTER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-327-049	12/01/2020	2915 401	190,000	60,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	129,198	132,366	0.976

4593 BONNIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-179-014	11/24/2020	2915 401	175,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	115,000	171,867	0.669

4791 BONNIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-179-039	11/16/2020	2915 401	287,000	62,291

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	224,709	218,073	1.030

4845 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-326-036	09/29/2020	2915 401	190,000	60,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	129,198	138,943	0.930

4913 FULLER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-327-038	09/25/2020	2915 401	210,000	61,285

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	148,715	153,794	0.967

4449 CURWOOD AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-202-011	09/14/2020	2915 401	235,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	175,000	169,463	1.033

Neighborhoods Used: 2915.LINDA PARK NEIGHBORHOODS

4992 FULLER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-328-023	08/24/2020 2915	401	179,900	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	2-STORY	70	119,900	161,807	0.741

Gross Rent = 1,555, Gross Rent Multiplier = 115.691

1123 BURGIS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-327-009	08/13/2020 2915	401	212,000	61,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	150,958	161,218	0.936

4810 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-327-001	07/22/2020 2915	401	197,000	61,220

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	135,780	134,410	1.010

4642 BONNIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-180-005	07/20/2020 2915	401	220,000	61,542

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	158,458	160,593	0.987

1136 SLUYTER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-326-049	07/14/2020 2915	401	205,000	61,981

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	143,019	131,994	1.084

1159 EDSEL ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-130-019	07/08/2020 2915	401	227,500	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	167,500	163,090	1.027

1175 FULLER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-328-009	06/12/2020 2915	401	208,000	61,442

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	146,558	144,398	1.015

4513 BROOKLYN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-128-025	06/03/2020 2915	401	212,000	60,528

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	151,472	156,793	0.966

Neighborhoods Used: 2915.LINDA PARK NEIGHBORHOODS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	132,366	132,366	132,366	132,366	132,366	132,366
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	473,261	473,261	473,261	473,261	473,261	473,261
BI-LEVEL	663,578	663,578	663,578	663,578	663,578	663,578
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	2,844,140	2,844,140	2,844,140	2,844,140	2,844,140	2,844,140
TRI-LEVEL	828,395	828,395	828,395	828,395	828,395	828,395
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 4,941,739
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	129,198	129,198	129,198	129,198	129,198	129,198
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	487,478	487,478	487,478	487,478	487,478	487,478
BI-LEVEL	735,833	735,833	735,833	735,833	735,833	735,833
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	2,956,122	2,956,122	2,956,122	2,956,122	2,956,122	2,956,122
TRI-LEVEL	860,683	860,683	860,683	860,683	860,683	860,683
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 5,169,314
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
32	0	9.43	12.65	1.010
After Application of E.C.F.s		9.16	12.42	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	0.976(1)	0.976(1)	0.976(1)	0.976(1)	0.976(1)	0.976(1)
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	1.030(3)	1.030(3)	1.030(3)	1.030(3)	1.030(3)	1.030(3)
BI-LEVEL	1.109(4)	1.109(4)	1.109(4)	1.109(4)	1.109(4)	1.109(4)
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: 2915.LINDA PARK NEIGHBORHOODS

RANCH	1.039(18)	1.039(18)	1.039(18)	1.039(18)	1.039(18)	1.039(18)
TRI-LEVEL	1.039(5)	1.039(5)	1.039(5)	1.039(5)	1.039(5)	1.039(5)
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. : 1.046 (31)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)
Gross Rent Multiplier: 115.691 (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): 2915 - LINDA PARK NEIGHBORHOODS

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: 2925.MAPLE HOLLOW PLAT (C. 1990'S)

1557 MAPLE HOLLOW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-276-050	01/15/2021 2925	401	315,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	255,000	247,640	1.030

Neighborhoods Used: 2925.MAPLE HOLLOW PLAT (C. 1990'S)

<<<<<<<<<< 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	247,640	247,640	247,640	247,640	247,640	247,640
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 : 247,640
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	255,000	255,000	255,000	255,000	255,000	255,000
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 : 255,000
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
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: 2925.MAPLE HOLLOW PLAT (C. 1990'S)

RANCH	1.030(1)	1.030(1)	1.030(1)	1.030(1)	1.030(1)	1.030(1)
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. : 1.030 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2925 - MAPLE HOLLOW PLAT (C. 1990'S)

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: 2930.MEADOWLAWN PLATS, SEC 29 SW 1/4

4857 ALEDA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-302-011	01/13/2022 2930	401	221,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	171,000	115,884	1.476

4863 RAYMOND AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-326-019	12/27/2021 2930	401	175,000	50,895

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	124,105	84,890	1.462

1080 BRINKS ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-380-005	12/01/2021 2930	401	215,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	165,000	138,543	1.191

4812 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-303-009	11/23/2021 2930	401	209,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	159,000	125,511	1.267

4950 MILDRED AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-326-014	11/01/2021 2930	401	150,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	100,000	68,902	1.451

4895 ALEDA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-302-015	10/12/2021 2930	401	183,500	52,740

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	130,760	133,682	0.978

5097 MILDRED AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-351-013	10/01/2021 2930	401	229,900	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	179,900	126,137	1.426

1075 51ST ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-378-007	09/15/2021 2930	401	280,100	51,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	228,260	144,305	1.582

Neighborhoods Used: 2930.MEADOWLAWN PLATS, SEC 29 SW 1/4

4876 MARSHALL AVE SE

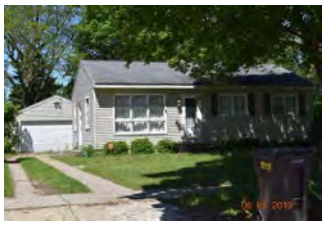
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-302-003	09/08/2021	2930 401	250,000	54,157

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	195,843	121,459	1.612

5115 MILDRED AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-351-015	08/27/2021	2930 401	200,000	51,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	148,160	118,425	1.251



4903 ALEDA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-302-016	08/25/2021	2930 401	230,000	53,816

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	176,184	115,242	1.529

1074 51ST ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-379-005	06/28/2021	2930 401	250,000	52,036

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	197,964	133,482	1.483

4896 ALEDA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-303-018	06/03/2021	2930 401	238,000	52,740

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	185,260	125,425	1.477

1141 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-380-016	04/01/2021	2930 401	200,000	45,526

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	154,474	121,019	1.276

5000 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-301-019	03/31/2021	2930 401	265,000	63,853

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	201,147	160,628	1.252

4929 ALEDA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-302-019	02/19/2021	2930 401	210,000	53,051

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	156,949	117,323	1.338

Neighborhoods Used: 2930.MEADOWLAWN PLATS, SEC 29 SW 1/4

1125 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-380-015	11/30/2020	2930 401	225,000	43,395

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	181,605	156,569	1.160

4938 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-302-010	10/30/2020	2930 401	240,000	51,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	188,958	167,973	1.125

4875 ALEDA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-302-013	10/29/2020	2930 401	185,000	50,880

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	134,120	109,468	1.225

4924 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-301-014	10/16/2020	2930 401	215,000	54,867

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	160,133	148,850	1.076

4887 MILDRED AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-303-031	09/08/2020	2930 401	189,000	54,383

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	134,617	118,563	1.135

1051 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-380-008	09/04/2020	2930 401	169,000	43,302

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	125,698	118,828	1.058

1461 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-480-013	08/24/2020	2930 401	230,000	50,260

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-LEVEL	70	179,740	202,938	0.886

4894 MARSHALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-302-005	07/07/2020	2930 401	170,000	51,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	118,160	118,047	1.001

Neighborhoods Used: 2930.MEADOWLAWN PLATS, SEC 29 SW 1/4

1096 51ST ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-379-007	07/02/2020 2930	401	176,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	126,000	135,982	0.927

5057 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-376-004	04/29/2020 2930	401	150,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	100,000	111,105	0.900

4880 RAYMOND AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-326-061	04/20/2020 2930	401	230,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	93	170,000	205,056	0.829

Neighborhoods Used: 2930.MEADOWLAWN PLATS, SEC 29 SW 1/4

<<<<<<<<<< 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	466,047	466,047	466,047	466,047	466,047	466,047
1-3/4 STORY	0	0	0	0	0	0
2-STORY	289,432	289,432	289,432	289,432	289,432	289,432
BI-LEVEL	205,056	205,056	205,056	205,056	205,056	205,056
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	202,938	202,938	202,938	202,938	202,938	202,938
PRE-WWII	0	0	0	0	0	0
RANCH	2,236,458	2,236,458	2,236,458	2,236,458	2,236,458	2,236,458
TRI-LEVEL	144,305	144,305	144,305	144,305	144,305	144,305
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,544,236
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	542,885	542,885	542,885	542,885	542,885	542,885
1-3/4 STORY	0	0	0	0	0	0
2-STORY	384,801	384,801	384,801	384,801	384,801	384,801
BI-LEVEL	170,000	170,000	170,000	170,000	170,000	170,000
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	179,740	179,740	179,740	179,740	179,740	179,740
PRE-WWII	0	0	0	0	0	0
RANCH	2,787,351	2,787,351	2,787,351	2,787,351	2,787,351	2,787,351
TRI-LEVEL	228,260	228,260	228,260	228,260	228,260	228,260
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,293,037
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
27	0	11.84	14.47	1.009
After Application of E.C.F.s		8.93	11.47	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	1.165(3)	1.165(3)	1.165(3)	1.165(3)	1.165(3)	1.165(3)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.330(2)	1.330(2)	1.330(2)	1.330(2)	1.330(2)	1.330(2)
BI-LEVEL	0.829(1)	0.829(1)	0.829(1)	0.829(1)	0.829(1)	0.829(1)
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	0.886(1)	0.886(1)	0.886(1)	0.886(1)	0.886(1)	0.886(1)
PRE-WWII	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 2930.MEADOWLAWN PLATS, SEC 29 SW 1/4

RANCH	1.246(19)	1.246(19)	1.246(19)	1.246(19)	1.246(19)	1.246(19)
TRI-LEVEL	1.582(1)	1.582(1)	1.582(1)	1.582(1)	1.582(1)	1.582(1)
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. : 1.211 (27)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2930 - MEADOWLAWN PLATS, SEC 29 SW 1/4

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: 2931.LEISURE EAST CONDOS

844 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-013	12/16/2021 2931	401	139,500	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	111,500	83,862	1.330

905 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-032	11/29/2021 2931	401	125,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	97,000	83,471	1.162

902 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-066	11/17/2021 2931	401	147,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	119,000	83,471	1.426

5149 SOUTHGLOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-172	11/02/2021 2931	401	115,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	87,000	83,117	1.047

942 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-096	10/21/2021 2931	401	135,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	107,000	82,955	1.290

5131 SOUTHGLOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-156	09/21/2021 2931	401	116,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	88,000	83,159	1.058

5121 SOUTHGLOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-151	09/17/2021 2931	401	95,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	67,000	83,379	0.804

896 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-063	09/13/2021 2931	401	130,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	102,000	83,379	1.223

Neighborhoods Used: 2931.LEISURE EAST CONDOS

945 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-081	07/26/2021 2931	401	135,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	107,000	85,499	1.251

939 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-078	07/16/2021 2931	401	150,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	122,000	85,832	1.421

846 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-012	05/04/2021 2931	401	113,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	85,000	83,159	1.022

5171 SOUTHGLOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-159	04/23/2021 2931	401	125,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	97,000	81,250	1.194

5094 SOUTHGLOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-119	04/05/2021 2931	401	123,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	95,000	85,890	1.106

924 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-076	03/19/2021 2931	401	125,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	97,000	83,954	1.155

925 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-040	03/16/2021 2931	401	125,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	97,000	85,982	1.128

888 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-060	03/04/2021 2931	401	130,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	102,000	83,954	1.215

Neighborhoods Used: 2931.LEISURE EAST CONDOS

898 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-064	02/18/2021 2931	401	126,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	98,000	83,471	1.174

5165 SOUTHGLOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-162	11/19/2020 2931	401	115,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	87,000	83,954	1.036

5078 SOUTHGLOW CT SE

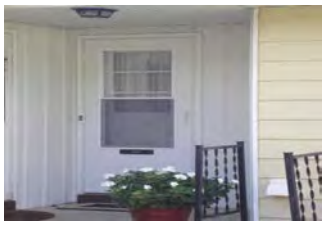
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-112	11/16/2020 2931	401	115,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	87,000	85,499	1.018

932 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-091	11/10/2020 2931	401	111,500	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	83,500	83,954	0.995



931 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-043	11/05/2020 2931	401	119,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	91,000	85,890	1.060

866 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-050	10/23/2020 2931	401	100,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	72,000	83,379	0.864

5128 SOUTHGLOW CT SE

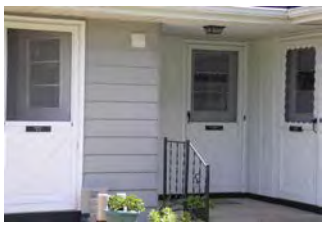
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-124	09/24/2020 2931	401	105,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	77,000	85,499	0.901

877 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-019	08/04/2020 2931	401	97,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	69,000	83,309	0.828



Neighborhoods Used: 2931.LEISURE EAST CONDOS

5159 SOUTHGLOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-165	07/14/2020	2931 401	114,500	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	86,500	85,791	1.008

820 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-008	07/09/2020	2931 401	116,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	88,000	83,471	1.054

5161 SOUTHGLOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-164	05/15/2020	2931 401	95,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	67,000	83,321	0.804

928 ANDOVER CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-089	04/24/2020	2931 401	100,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	72,000	83,600	0.861

5158 SOUTHGLOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-360-137	04/16/2020	2931 401	107,000	28,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	79,000	85,499	0.924

Neighborhoods Used: 2931.LEISURE EAST 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	2,438,947	2,438,947	2,438,947	2,438,947	2,438,947	2,438,947
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 : 2,438,947
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	2,637,500	2,637,500	2,637,500	2,637,500	2,637,500	2,637,500
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 : 2,637,500
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
29	0	9.69	12.09	1.015
After Application of E.C.F.s		9.69	12.09	1.015

<<<<<<< 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	1.081(29)	1.081(29)	1.081(29)	1.081(29)	1.081(29)	1.081(29)
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: 2931.LEISURE EAST 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. : 1.081 (29)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2931 - LEISURE EAST 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: 2940.PINE MEADOWS/GLENWOODS, LRGER HOMES

1479 MAPLE HOLLOW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-276-040	02/04/2022	2940 401	350,000	60,969

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	289,031	197,754	1.462

1395 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-406-004	01/11/2022	2940 401	294,000	60,926

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	233,074	187,633	1.242

4827 POINSETTIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-401-003	12/22/2021	2940 401	280,000	61,608

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	218,392	176,052	1.240

4820 KIMBALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-404-002	12/10/2021	2940 401	300,000	61,094

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	238,906	244,150	0.979

4804 POINSETTIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-402-001	11/09/2021	2940 401	277,000	62,918

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	214,082	172,921	1.238

1432 ANDREW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-427-008	10/13/2021	2940 401	312,000	62,844

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	249,156	206,913	1.204

4829 CURWOOD AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-402-012	09/09/2021	2940 401	266,500	60,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	205,698	181,567	1.133

4849 RIEMEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-429-014	08/23/2021	2940 401	275,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	215,000	180,624	1.190

Neighborhoods Used: 2940.PINE MEADOWS/GLENWOODS, LRGER HOMES

4901 KIMBALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-403-019	05/28/2021	2940 401	310,000	61,129

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	248,871	263,797	0.943

1253 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-401-015	05/14/2021	2940 401	206,000	60,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	145,198	186,509	0.779

4688 MAPLE HOLLOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-277-039	04/22/2021	2940 401	310,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	250,000	270,011	0.926

4835 POINSETTIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-401-004	12/28/2020	2940 401	214,900	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	154,900	168,350	0.920

4873 RIEMEN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-429-008	12/10/2020	2940 401	235,000	60,386

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	174,614	180,768	0.966

4909 KIMBALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-403-020	11/13/2020	2940 401	281,000	60,643

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	220,357	257,573	0.856

4712 KIMBALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-277-005	11/02/2020	2940 401	280,000	65,689

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	214,311	209,433	1.023

4689 KIMBALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-276-033	10/13/2020	2940 401	220,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	160,000	210,382	0.761

Neighborhoods Used: 2940.PINE MEADOWS/GLENWOODS, LRGER HOMES

4707 JOHN C CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-277-007	09/15/2020	2940 401	255,000	66,624

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	188,376	217,403	0.866

1432 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-428-003	09/11/2020	2940 401	243,777	66,244

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	177,533	195,833	0.907

4709 MAPLE HOLLOW CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-277-036	07/08/2020	2940 401	230,000	68,463

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	161,537	224,879	0.718

1451 ANDREW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-429-003	06/25/2020	2940 401	245,250	64,314

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	180,936	178,783	1.012

4916 RIEMEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-426-038	06/19/2020	2940 401	224,000	62,186

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	161,814	222,394	0.728

1410 MAPLEVIEW ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-428-001	05/06/2020	2940 401	236,000	60,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	175,198	192,778	0.909

4743 KIMBALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-254-007	05/05/2020	2940 401	223,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	163,000	198,141	0.823

4736 KIMBALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-255-001	04/24/2020	2940 401	245,000	60,543

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	184,457	219,916	0.839

Neighborhoods Used: 2940.PINE MEADOWS/GLENWOODS, LRGER HOMES

<<<<<<<<<< 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	1,644,592	1,644,592	1,644,592	1,644,592	1,644,592	1,644,592
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	2,288,267	2,288,267	2,288,267	2,288,267	2,288,267	2,288,267
TRI-LEVEL	1,011,703	1,011,703	1,011,703	1,011,703	1,011,703	1,011,703
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 4,944,562
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,737,977	1,737,977	1,737,977	1,737,977	1,737,977	1,737,977
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	2,187,805	2,187,805	2,187,805	2,187,805	2,187,805	2,187,805
TRI-LEVEL	898,659	898,659	898,659	898,659	898,659	898,659
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,824,441
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
24	2	10.98	14.16	1.014
After Application of E.C.F.s		10.44	13.52	1.012

<<<<<<< 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	1.057(8)	1.057(8)	1.057(8)	1.057(8)	1.057(8)	1.057(8)
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: 2940.PINE MEADOWS/GLENWOODS, LRGER HOMES

RANCH	0.956(11)	0.956(11)	0.956(11)	0.956(11)	0.956(11)	0.956(11)
TRI-LEVEL	0.888(5)	0.888(5)	0.888(5)	0.888(5)	0.888(5)	0.888(5)
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. : 0.976 (24)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2940 - PINE MEADOWS/GLENWOODS, LRGER HOMES

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: 2941.KIMBALL DUPLEXES

5122 KIMBALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-454-025	12/21/2020 2941	401	164,000	30,520

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	133,480	168,692	0.791

Gross Rent = 1,855, Gross Rent Multiplier = 88.410

Neighborhoods Used: 2941.KIMBALL DUPLEXES

<<<<<<<<<< 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 : 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 : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
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: 2941.KIMBALL DUPLEXES

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. : 1.000 (0)
Gross Rent Multiplier: 88.410 (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): 2941 - KIMBALL DUPLEXES

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: 2942.PINE MEADOWS/GLENWOODS, SMALLER HOM

5034 MARWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-478-002	02/25/2022 2942	401	310,000	55,659

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	254,341	169,525	1.500

4928 NEWCASTLE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-428-015	11/08/2021 2942	401	270,000	63,101

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	206,899	180,716	1.145

1428 MARWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-479-001	09/02/2021 2942	401	240,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	185,000	179,776	1.029

4744 POINSETTIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-253-004	08/06/2021 2942	401	270,000	56,441

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	213,559	193,369	1.104

5090 HILLWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-454-014	05/14/2021 2942	401	315,000	59,452

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	255,548	202,379	1.263

4757 POINSETTIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-251-016	11/06/2020 2942	401	230,000	55,524

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	174,476	177,898	0.981

1226 PICKETT ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-253-001	10/30/2020 2942	401	243,000	56,047

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	186,953	165,392	1.130

1392 MARWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-454-008	10/29/2020 2942	401	224,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	169,000	194,665	0.868

Neighborhoods Used: 2942.PINE MEADOWS/GLENWOODS, SMALLER HOM

1541 MARWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-478-005	10/21/2020 2942	401	222,000	56,079

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	165,921	189,601	0.875

1250 CURWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-252-023	10/16/2020 2942	401	225,000	57,499

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	167,501	165,658	1.011

5074 HILLWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-454-016	10/02/2020 2942	401	230,000	69,126

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	160,874	202,121	0.796

4752 POINSETTIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-253-005	08/21/2020 2942	401	210,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	155,000	210,655	0.736

4895 NEWCASTLE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-29-426-025	04/06/2020 2942	401	210,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	155,000	211,134	0.734

Neighborhoods Used: 2942.PINE MEADOWS/GLENWOODS, SMALLER HOM

<<<<<<<<<< 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	360,492	360,492	360,492	360,492	360,492	360,492
BI-LEVEL	202,379	202,379	202,379	202,379	202,379	202,379
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	1,162,131	1,162,131	1,162,131	1,162,131	1,162,131	1,162,131
TRI-LEVEL	717,887	717,887	717,887	717,887	717,887	717,887
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,442,889
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	391,899	391,899	391,899	391,899	391,899	391,899
BI-LEVEL	255,548	255,548	255,548	255,548	255,548	255,548
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	981,851	981,851	981,851	981,851	981,851	981,851
TRI-LEVEL	820,774	820,774	820,774	820,774	820,774	820,774
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,450,072
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	0	12.97	15.67	1.019
After Application of E.C.F.s		7.97	10.56	1.007

<<<<<<< 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	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)
BI-LEVEL	1.263(1)	1.263(1)	1.263(1)	1.263(1)	1.263(1)	1.263(1)
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: 2942.PINE MEADOWS/GLENWOODS, SMALLER HOM

RANCH	0.845(6)	0.845(6)	0.845(6)	0.845(6)	0.845(6)	0.845(6)
TRI-LEVEL	1.143(4)	1.143(4)	1.143(4)	1.143(4)	1.143(4)	1.143(4)
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. : 1.003 (13)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 2942 - PINE MEADOWS/GLENWOODS, SMALLER HOM

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: 3011.SUN GARDEN HOMESITES

4443 JULIVAN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-201-023	09/03/2021 3011	401	167,000	35,441

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	131,559	93,075	1.413

4454 JULIVAN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-202-005	08/30/2021 3011	401	219,900	34,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	185,060	109,191	1.695

4490 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-201-011	05/04/2021 3011	401	166,000	34,534

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	131,466	86,060	1.528

4503 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-127-032	11/24/2020 3011	401	154,000	33,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	121,000	81,823	1.479

4549 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-128-032	09/30/2020 3011	401	126,000	32,535

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	93,465	67,121	1.392

4457 JULIVAN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-201-026	09/03/2020 3011	401	156,000	34,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	121,160	90,208	1.343

Neighborhoods Used: 3011.SUN GARDEN HOMESITES

<<<<<<<<<< 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	167,883	167,883	167,883	167,883	167,883	167,883
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	359,595	359,595	359,595	359,595	359,595	359,595
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 : 527,478
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	252,466	252,466	252,466	252,466	252,466	252,466
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	531,244	531,244	531,244	531,244	531,244	531,244
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 : 783,710
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	3	5.09	7.12	1.010
After Application of E.C.F.s		4.27	6.43	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	1.504(2)	1.504(2)	1.504(2)	1.504(2)	1.504(2)	1.504(2)
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: 3011.SUN GARDEN HOMESITES

RANCH	1.477(4)	1.477(4)	1.477(4)	1.477(4)	1.477(4)	1.477(4)
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. : 1.486 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3011 - SUN GARDEN HOMESITES

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: 3021.KENTWOOD ESTATES & LIKE AREA

4742 FLYING EAGLE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-272-022	01/21/2022	3021 401	260,000	51,425

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	208,575	98,288	2.122

4739 WOLF RUN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-270-013	10/01/2021	3021 401	250,000	50,570

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	199,430	126,489	1.577

4735 MILLHAVEN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-252-021	09/22/2021	3021 401	259,000	51,659

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	207,341	127,728	1.623

4648 FLYING EAGLE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-272-012	06/24/2021	3021 401	240,000	51,834

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	188,166	118,702	1.585

228 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-326-044	05/03/2021	3021 401	245,000	33,615

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	211,385	129,461	1.633

479 HARP ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-251-021	04/28/2021	3021 401	251,500	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	201,500	159,807	1.261

4730 MILLHAVEN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-270-041	04/22/2021	3021 401	240,000	51,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	188,160	140,714	1.337

454 HARP ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-270-022	03/25/2021	3021 401	230,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	180,000	135,558	1.328

Neighborhoods Used: 3021.KENTWOOD ESTATES & LIKE AREA

206 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-326-045	01/19/2021 3021	401	218,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	180,000	142,144	1.266

218 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-326-042	12/16/2020 3021	401	210,000	32,963

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	177,037	132,262	1.339

4681 FLYING EAGLE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-271-023	11/25/2020 3021	401	206,900	53,627

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	153,273	140,018	1.095

523 HARP ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-272-003	11/24/2020 3021	401	216,000	52,201

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	163,799	114,485	1.431

4700 MILLHAVEN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-270-038	10/30/2020 3021	401	207,900	52,536

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	155,364	140,725	1.104

435 STONEHENGE ST SE

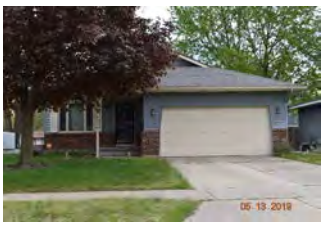
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-270-019	10/05/2020 3021	401	218,000	52,480

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	165,520	134,948	1.227

4738 MILLHAVEN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-270-042	09/22/2020 3021	401	202,500	51,313

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	151,187	118,358	1.277



4768 FLYING EAGLE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-272-029	09/17/2020 3021	401	185,000	55,330

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	129,670	114,793	1.130

Neighborhoods Used: 3021.KENTWOOD ESTATES & LIKE AREA

4739 WOLF RUN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-270-013	08/17/2020 3021	401	221,000	50,570

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	170,430	126,489	1.347

4695 SOUTHSTONE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-251-030	08/03/2020 3021	401	200,000	51,687

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	148,313	111,644	1.328

4705 MILLHAVEN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-252-018	07/14/2020 3021	401	215,000	50,331

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	164,669	133,221	1.236

561 HARP ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-272-007	06/29/2020 3021	401	210,000	50,613

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	159,387	113,792	1.401

4797 MILLHAVEN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-252-013	06/08/2020 3021	401	220,000	63,279

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	156,721	141,715	1.106

4736 SOUTHSTONE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-252-011	05/29/2020 3021	401	219,900	52,616

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	167,284	148,727	1.125

Neighborhoods Used: 3021.KENTWOOD ESTATES & LIKE AREA

<<<<<<<<<< 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	959,808	959,808	959,808	959,808	959,808	959,808
BI-LEVEL	129,461	129,461	129,461	129,461	129,461	129,461
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	1,486,392	1,486,392	1,486,392	1,486,392	1,486,392	1,486,392
TRI-LEVEL	274,406	274,406	274,406	274,406	274,406	274,406
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,850,068
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,202,909	1,202,909	1,202,909	1,202,909	1,202,909	1,202,909
BI-LEVEL	211,385	211,385	211,385	211,385	211,385	211,385
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	2,055,880	2,055,880	2,055,880	2,055,880	2,055,880	2,055,880
TRI-LEVEL	357,037	357,037	357,037	357,037	357,037	357,037
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 3,827,211
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
22	0	8.66	11.46	1.007
After Application of E.C.F.s		7.81	10.61	1.007

<<<<<<< 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	1.253(7)	1.253(7)	1.253(7)	1.253(7)	1.253(7)	1.253(7)
BI-LEVEL	1.633(1)	1.633(1)	1.633(1)	1.633(1)	1.633(1)	1.633(1)
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: 3021.KENTWOOD ESTATES & LIKE AREA

RANCH	1.383(12)	1.383(12)	1.383(12)	1.383(12)	1.383(12)	1.383(12)
TRI-LEVEL	1.301(2)	1.301(2)	1.301(2)	1.301(2)	1.301(2)	1.301(2)
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. : 1.343 (22)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3021 - KENTWOOD ESTATES & LIKE AREA

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: 3022.POTTER/48TH ST/EASTERN AREA RES

408 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-401-004	09/01/2021 3022	401	171,000	40,794

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	130,206	72,696	1.791

4535 POTTER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-226-012	06/14/2021 3022	401	192,000	36,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	156,000	99,569	1.567

796 WEATHERWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-227-068	01/26/2021 3022	401	366,000	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	BI-LEVEL	96	318,000	288,961	1.100

Gross Rent = 3,125, Gross Rent Multiplier = 117.120

4721 POTTER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-276-013	01/14/2021 3022	401	148,000	37,880

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	110,120	75,982	1.449

731 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-277-025	12/04/2020 3022	401	165,000	41,730

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	123,270	116,349	1.059

4631 POTTER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-276-005	10/21/2020 3022	401	159,900	60,783

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	99,117	109,945	0.902

622 MONTEBELLO ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-276-028	08/28/2020 3022	401	220,000	36,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	66	184,000	162,582	1.132

4719 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-277-019	05/29/2020 3022	401	132,000	23,440

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	108,560	121,087	0.897

Neighborhoods Used: 3022.POTTER/48TH ST/EASTERN AREA RES

617 MONTEBELLO ST SE

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
41-18-30-226-019	04/17/2020	3022	401	207,000	31,200

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	175,800	124,567	1.411

Neighborhoods Used: 3022.POTTER/48TH ST/EASTERN AREA RES

<<<<<<<<<< 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	287,149	287,149	287,149	287,149	287,149	287,149
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	595,628	595,628	595,628	595,628	595,628	595,628
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 : 882,777
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	359,800	359,800	359,800	359,800	359,800	359,800
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	727,273	727,273	727,273	727,273	727,273	727,273
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 : 1,087,073
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	1	14.15	17.28	1.004
After Application of E.C.F.s		16.35	19.30	1.018

<<<<<<< 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	1.253(2)	1.253(2)	1.253(2)	1.253(2)	1.253(2)	1.253(2)
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: 3022.POTTER/48TH ST/EASTERN AREA RES

RANCH	1.221(6)	1.221(6)	1.221(6)	1.221(6)	1.221(6)	1.221(6)
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. : 1.231 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)
Gross Rent Multiplier: 117.120 (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): 3022 - POTTER/48TH ST/EASTERN AREA RES

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: 3030.EAST KELLOGGSVILLE NEIGHBORHOOD

129 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-155-010	12/27/2021 3030	401	182,000	34,200

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	147,800	88,006	1.679

151 SLUYTER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-326-030	12/07/2021 3030	401	285,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	247,000	177,269	1.393

Gross Rent = 2,016, Gross Rent Multiplier = 141.369

263 48TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-177-010	11/08/2021 3030	401	155,000	46,903

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	108,097	96,476	1.120

154 SLUYTER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-326-036	10/12/2021 3030	401	250,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	2-STORY	70	212,000	171,513	1.236

Gross Rent = 1,896, Gross Rent Multiplier = 131.857

24 GARLAND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-302-042	06/23/2021 3030	401	227,500	64,484

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	163,016	140,701	1.159

154 SLUYTER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-326-036	04/22/2021 3030	401	230,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	2-STORY	70	192,000	171,513	1.119

Gross Rent = 1,896, Gross Rent Multiplier = 121.308

151 SLUYTER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-326-030	04/14/2021 3030	401	270,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	232,000	177,269	1.309

Gross Rent = 2,016, Gross Rent Multiplier = 133.929

107 DANIEL ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-302-027	03/22/2021 3030	401	142,700	39,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	102,860	89,417	1.150

Neighborhoods Used: 3030.EAST KELLOGGSVILLE NEIGHBORHOOD

116 GARLAND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-302-012	03/15/2021 3030	401	170,000	39,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	130,160	96,261	1.352

42 47TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-154-007	12/07/2020 3030	401	163,000	38,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	125,000	101,064	1.237

63 SLUYTER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-303-031	10/28/2020 3030	401	175,000	74,800

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	100,200	88,798	1.128

102 SLUYTER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-351-013	09/16/2020 3030	401	201,500	50,295

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	151,205	136,587	1.107

148 DANIEL ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-303-010	08/04/2020 3030	401	180,000	36,160

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	143,840	91,604	1.570

4742 HORTON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-155-001	07/03/2020 3030	401	182,500	39,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	143,458	111,390	1.288

125 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-351-056	04/28/2020 3030	401	190,000	41,875

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	148,125	108,604	1.364

Neighborhoods Used: 3030.EAST KELLOGGSVILLE NEIGHBORHOOD

<<<<<<<<<< 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	486,332	486,332	486,332	486,332	486,332	486,332
1-3/4 STORY	0	0	0	0	0	0
2-STORY	140,701	140,701	140,701	140,701	140,701	140,701
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	521,875	521,875	521,875	521,875	521,875	521,875
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 : 1,148,908
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	647,325	647,325	647,325	647,325	647,325	647,325
1-3/4 STORY	0	0	0	0	0	0
2-STORY	163,016	163,016	163,016	163,016	163,016	163,016
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	653,420	653,420	653,420	653,420	653,420	653,420
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 : 1,463,761
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
15	0	8.02	9.54	1.004
After Application of E.C.F.s		9.80	12.33	1.018

<<<<<<< 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	1.331(5)	1.331(5)	1.331(5)	1.331(5)	1.331(5)	1.331(5)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2-STORY	1.159(1)	1.159(1)	1.159(1)	1.159(1)	1.159(1)	1.159(1)
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: 3030.EAST KELLOGGSVILLE NEIGHBORHOOD

RANCH	1.252(5)	1.252(5)	1.252(5)	1.252(5)	1.252(5)	1.252(5)
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. : 1.274 (11)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)
Gross Rent Multiplier: 132.116 (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): 3030 - EAST KELLOGGSVILLE NEIGHBORHOOD

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: 3031.GREENVIEW GARDENS

5051 GREENACRES DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-378-009	03/04/2022 3031	401	206,000	50,572

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	155,428	113,843	1.365

211 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-376-002	10/20/2021 3031	401	245,000	50,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	194,304	120,944	1.607

5121 MICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-379-031	08/20/2021 3031	401	234,000	50,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	183,198	138,774	1.320

5051 PRIMROSE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-377-002	07/29/2021 3031	401	255,000	53,233

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	201,767	133,851	1.507

5102 GREENACRES DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-379-004	05/21/2021 3031	401	185,000	50,613

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	134,387	127,876	1.051

5059 MARLOWE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-453-007	05/05/2021 3031	401	253,000	51,260

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	201,740	142,535	1.415

5101 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-380-011	04/29/2021 3031	401	260,000	51,263

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	208,737	137,426	1.519

5171 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-379-038	01/14/2021 3031	401	206,000	50,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	155,198	139,604	1.112

Neighborhoods Used: 3031.GREENVIEW GARDENS

5054 MARLOWE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-454-002	10/27/2020 3031	401	217,600	66,351

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	151,249	169,244	0.894

5150 PRIMROSE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-379-013	10/16/2020 3031	401	205,000	52,130

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	152,870	160,676	0.951

5140 MICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-380-007	09/18/2020 3031	401	175,000	57,488

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	117,512	135,596	0.867

5171 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-379-038	06/26/2020 3031	401	185,000	50,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	134,198	139,604	0.961

Neighborhoods Used: 3031.GREENVIEW GARDENS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	135,596	135,596	135,596	135,596	135,596	135,596
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	1,524,377	1,524,377	1,524,377	1,524,377	1,524,377	1,524,377
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 : 1,659,974
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	117,512	117,512	117,512	117,512	117,512	117,512
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	1,873,076	1,873,076	1,873,076	1,873,076	1,873,076	1,873,076
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 : 1,990,588
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	0	14.50	16.63	1.018
After Application of E.C.F.s		13.36	14.98	1.013

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0.867(1)	0.867(1)	0.867(1)	0.867(1)	0.867(1)	0.867(1)
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: 3031.GREENVIEW GARDENS

RANCH	1.229(11)	1.229(11)	1.229(11)	1.229(11)	1.229(11)	1.229(11)
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. : 1.199 (12)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3031 - GREENVIEW GARDENS

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: 3035.PARIS ESTATES MOBILE HOME PARK

Neighborhoods Used: 3040.LEISURE ACRES CONDOS

779 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-010	02/16/2022 3040	401	95,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	70,000	62,327	1.123

707 BLUE ASH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-067	01/07/2022 3040	401	110,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	85,000	70,033	1.214

683 BLUE ASH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-094	08/30/2021 3040	401	110,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	85,000	70,033	1.214

781 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-009	08/13/2021 3040	401	89,900	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	64,900	64,709	1.003

763 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-024	07/23/2021 3040	401	95,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	70,000	71,827	0.975

692 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-073	07/21/2021 3040	401	106,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	81,000	71,473	1.133

678 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-080	07/16/2021 3040	401	122,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	97,000	69,642	1.393

719 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-036	07/01/2021 3040	401	101,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	76,000	59,675	1.274

Neighborhoods Used: 3040.LEISURE ACRES CONDOS

648 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-109	04/16/2021 3040	401	97,500	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	72,500	58,838	1.232

722 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-045	04/01/2021 3040	401	83,900	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	58,900	58,576	1.006

673 BLUE ASH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-098	03/09/2021 3040	401	95,500	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	70,500	71,934	0.980

757 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-021	12/22/2020 3040	401	84,900	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	59,900	58,930	1.016

791 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-005	11/20/2020 3040	401	74,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	49,000	53,662	0.913

723 BLUE ASH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-060	11/19/2020 3040	401	80,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	55,000	58,838	0.935

721 BLUE ASH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-061	09/29/2020 3040	401	79,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	54,000	58,676	0.920

723 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-038	09/14/2020 3040	401	90,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	65,000	69,550	0.935

Neighborhoods Used: 3040.LEISURE ACRES CONDOS

706 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-051	08/03/2020 3040	401	89,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	64,000	71,827	0.891

695 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-141	07/24/2020 3040	401	89,900	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	70	64,900	97,965	0.662

666 ANDOVER ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-085	07/13/2020 3040	401	80,000	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	55,000	58,414	0.942

647 BLUE ASH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-487-118	07/13/2020 3040	401	80,500	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	55,500	69,288	0.801

Neighborhoods Used: 3040.LEISURE ACRES 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	1,228,255	1,228,255	1,228,255	1,228,255	1,228,255	1,228,255
CONDO 2 ST	97,965	97,965	97,965	97,965	97,965	97,965
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 : 1,326,220
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,288,200	1,288,200	1,288,200	1,288,200	1,288,200	1,288,200
CONDO 2 ST	64,900	64,900	64,900	64,900	64,900	64,900
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 : 1,353,100
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
20	0	9.41	13.10	1.012
After Application of E.C.F.s		7.88	10.21	1.011

<<<<<<< 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	1.049(19)	1.049(19)	1.049(19)	1.049(19)	1.049(19)	1.049(19)
CONDO 2 ST	0.662(1)	0.662(1)	0.662(1)	0.662(1)	0.662(1)	0.662(1)
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: 3040.LEISURE ACRES 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. : 1.020 (20)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3040 - LEISURE ACRES 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: 3041.EASTERN AVE/52ND ST: NW CORNER RES

724 LYLES ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-477-015	05/21/2021 3041	401	239,000	42,585

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	196,415	90,210	2.177

527 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-454-031	05/12/2021 3041	401	235,000	32,725

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	202,275	158,944	1.273

5097 HEYBOER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-454-021	12/08/2020 3041	401	215,000	36,660

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	178,340	137,580	1.296

5147 HEYBOER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-454-029	12/01/2020 3041	401	157,000	38,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	118,500	118,578	0.999

5119 HEYBOER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-454-025	10/19/2020 3041	401	190,000	40,450

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	149,550	139,061	1.075

709 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-477-030	08/28/2020 3041	401	175,000	42,952

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	132,048	135,350	0.976

5125 HEYBOER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-454-026	06/25/2020 3041	401	163,000	38,670

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	124,330	107,498	1.157

706 LYLES ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-477-013	04/02/2020 3041	401	172,000	41,357

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	130,643	98,165	1.331

Neighborhoods Used: 3041.EASTERN AVE/52ND ST: NW CORNER RES

<<<<<<<<<< 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	590,697	590,697	590,697	590,697	590,697	590,697
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	394,689	394,689	394,689	394,689	394,689	394,689
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 : 985,386
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	720,843	720,843	720,843	720,843	720,843	720,843
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	511,258	511,258	511,258	511,258	511,258	511,258
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 : 1,232,101
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	0	12.10	16.80	1.019
After Application of E.C.F.s		10.45	15.94	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	1.220(5)	1.220(5)	1.220(5)	1.220(5)	1.220(5)	1.220(5)
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: 3041.EASTERN AVE/52ND ST: NW CORNER RES

RANCH	1.295(3)	1.295(3)	1.295(3)	1.295(3)	1.295(3)	1.295(3)
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. : 1.250 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3041 - EASTERN AVE/52ND ST: NW CORNER RES

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: 3042.BLUSTONE & GLEN RIDGE CONDOS

680 SILVERBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-443-031	08/23/2021 3042	401	270,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	86	215,000	166,412	1.292

4937 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-445-003	08/20/2021 3042	401	266,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	90	211,000	175,585	1.202

4941 SILVERGLEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-443-018	01/13/2021 3042	401	226,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	85	171,000	142,344	1.201

4932 SILVERBELL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-30-443-004	11/06/2020 3042	401	226,000	68,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	88	157,250	168,445	0.934

Neighborhoods Used: 3042.BLUSTONE & GLEN RIDGE 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	652,786	652,786	652,786	652,786	652,786	652,786
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 : 652,786
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	754,250	754,250	754,250	754,250	754,250	754,250
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 : 754,250
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	6.75	10.21	1.006
After Application of E.C.F.s		6.47	10.05	1.005

<<<<<<< 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	1.155(4)	1.155(4)	1.155(4)	1.155(4)	1.155(4)	1.155(4)
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: 3042.BLUSTONE & GLEN RIDGE 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. : 1.155 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3042 - BLUSTONE & GLEN RIDGE 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: 3045.WINDMILL POINTE MOBILE HOME PARK

Neighborhoods Used: 3110.PINE CREEK PLATS

5311 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-127-010	01/31/2022 3110	401	187,500	51,334

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	136,166	149,151	0.913

5445 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-177-023	12/15/2021 3110	401	262,000	51,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	210,958	166,455	1.267

423 TAMPA ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-201-016	11/17/2021 3110	401	179,900	51,807

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	128,093	92,933	1.378

5312 MICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-127-002	11/04/2021 3110	401	198,500	50,666

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	147,834	101,139	1.462

5515 MICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-176-012	11/01/2021 3110	401	250,000	56,761

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	193,239	130,764	1.478

5547 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-177-032	10/08/2021 3110	401	230,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	180,000	132,099	1.363

5424 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-251-003	09/23/2021 3110	401	215,000	53,100

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	161,900	167,930	0.964

5351 MICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-126-033	08/02/2021 3110	401	195,000	52,533

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	142,467	104,800	1.359

Neighborhoods Used: 3110.PINE CREEK PLATS

5550 CLAUDIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-252-016	07/29/2021 3110	401	180,000	51,487

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	128,513	108,301	1.187

5522 MICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-177-012	07/14/2021 3110	401	180,000	51,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	128,958	123,690	1.043

5301 PINEBROOK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-201-029	07/12/2021 3110	401	240,000	53,228

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	186,772	172,219	1.085

5350 MICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-127-007	07/01/2021 3110	401	175,000	52,606

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	122,394	99,860	1.226

5508 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-251-010	06/30/2021 3110	401	230,000	50,919

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	179,081	122,284	1.464

5544 CLAUDIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-252-015	06/11/2021 3110	401	205,500	51,206

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	154,294	109,473	1.409

444 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-201-007	06/10/2021 3110	401	240,000	45,434

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	194,566	139,429	1.395

5501 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-177-026	05/28/2021 3110	401	245,000	50,368

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	194,632	126,113	1.543

Neighborhoods Used: 3110.PINE CREEK PLATS

5328 PINEBROOK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-203-009	03/22/2021 3110	401	200,000	51,466

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	148,534	98,943	1.501

5323 PINEBROOK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-201-032	03/15/2021 3110	401	232,000	51,897

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	180,103	130,271	1.383

5424 CLAUDIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-252-003	02/19/2021 3110	401	203,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	153,000	116,285	1.316

5437 MICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-176-006	11/20/2020 3110	401	180,000	50,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	129,198	122,252	1.057

5528 MICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-177-013	09/24/2020 3110	401	185,000	51,645

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	133,355	124,001	1.075

5342 MICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-127-006	09/22/2020 3110	401	165,000	51,835

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	113,165	98,763	1.146

5312 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-202-002	08/31/2020 3110	401	200,000	52,062

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	147,938	150,290	0.984

5424 PINEBROOK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-253-003	08/03/2020 3110	401	185,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	135,000	118,343	1.141

Neighborhoods Used: 3110.PINE CREEK PLATS

5543 MICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-176-016	07/30/2020 3110	401	187,900	51,954

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	135,946	138,048	0.985

5338 CLAUDIA AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-201-025	07/23/2020 3110	401	155,000	51,079

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	103,921	101,995	1.019

5561 KELEKENT AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-253-031	07/21/2020 3110	401	174,500	51,514

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	122,986	121,032	1.016

5549 PINEBROOK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-252-033	06/09/2020 3110	401	183,000	51,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	131,958	105,555	1.250

423 56TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-251-018	06/05/2020 3110	401	182,000	52,430

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	129,570	123,787	1.047

5466 PINEBROOK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-253-009	05/18/2020 3110	401	200,000	50,354

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67	149,646	166,800	0.897

5535 PINEBROOK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-252-031	04/24/2020 3110	401	195,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	145,000	105,574	1.373

450 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-201-008	04/23/2020 3110	401	175,000	45,600

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	129,400	137,492	0.941

Neighborhoods Used: 3110.PINE CREEK PLATS

<<<<<<<<<< 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	139,429	139,429	139,429	139,429	139,429	139,429
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	3,866,642	3,866,642	3,866,642	3,866,642	3,866,642	3,866,642
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 : 4,006,071
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	194,566	194,566	194,566	194,566	194,566	194,566
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	4,584,021	4,584,021	4,584,021	4,584,021	4,584,021	4,584,021
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 : 4,778,587
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
32	0	10.82	12.10	1.008
After Application of E.C.F.s		10.70	12.16	1.007

<<<<<<< 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	1.395(1)	1.395(1)	1.395(1)	1.395(1)	1.395(1)	1.395(1)
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: 3110.PINE CREEK PLATS

RANCH	1.186(31)	1.186(31)	1.186(31)	1.186(31)	1.186(31)	1.186(31)
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. : 1.193 (32)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3110 - PINE CREEK PLATS

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: 3120.PARK PLACE & MADISON COURT

687 56TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-295-011	09/17/2021 3120	401	255,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	205,000	125,462	1.634

459 MADISON CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-201-048	07/01/2020 3120	401	217,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	167,000	145,275	1.150

Neighborhoods Used: 3120.PARK PLACE & MADISON COURT

<<<<<<<<<< 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	270,737	270,737	270,737	270,737	270,737	270,737
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 : 270,737
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	372,000	372,000	372,000	372,000	372,000	372,000
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 : 372,000
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	11.77	18.86	1.011
After Application of E.C.F.s		12.09	19.45	1.011

<<<<<<< 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: 3120.PARK PLACE & MADISON COURT

RANCH	1.374(2)	1.374(2)	1.374(2)	1.374(2)	1.374(2)	1.374(2)
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. : 1.374 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3120 - PARK PLACE & MADISON COURT

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: 3121.BROOKVIEW PLATS

656 SANDHURST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-277-014	03/29/2022 3121	401	275,000	56,950

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	218,050	128,777	1.693

717 BRITTANY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-276-047	03/09/2022 3121	401	290,000	56,753

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	233,247	136,107	1.714

682 SANDHURST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-277-017	01/26/2022 3121	401	325,000	58,895

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	266,105	166,515	1.598

746 HARDWICK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-227-020	01/26/2022 3121	401	250,000	61,277

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	188,723	139,499	1.353

690 BRITTANY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-276-054	01/14/2022 3121	401	270,000	55,848

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	214,152	133,827	1.600

5491 OSBORNE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-276-081	12/21/2021 3121	401	260,000	57,245

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	202,755	135,830	1.493

734 SPRINGWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-277-006	12/20/2021 3121	401	246,500	57,245

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	189,255	131,090	1.444

766 SPRINGWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-277-009	12/16/2021 3121	401	270,000	60,192

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	209,808	135,095	1.553

Neighborhoods Used: 3121.BROOKVIEW PLATS

766 SPRINGWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-277-009	11/08/2021 3121	401	270,000	60,192

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	209,808	135,095	1.553

5514 BRITTANY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-277-038	11/08/2021 3121	401	250,000	56,113

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	193,887	137,969	1.405

655 SANDHURST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-276-072	11/05/2021 3121	401	250,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	195,000	134,947	1.445

675 BRITTANY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-276-041	09/14/2021 3121	401	270,000	55,463

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	214,537	132,179	1.623

5430 BRITTANY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-276-037	09/10/2021 3121	401	287,000	57,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	229,250	169,894	1.349

5541 BRITTANY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-277-022	09/02/2021 3121	401	235,000	58,977

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	176,023	132,965	1.324

671 SANDHURST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-276-070	08/30/2021 3121	401	250,000	58,720

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	191,280	133,016	1.438

757 HARDWICK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-228-018	07/22/2021 3121	401	245,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	190,000	131,372	1.446

Neighborhoods Used: 3121.BROOKVIEW PLATS

5325 WYNDTREE LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-227-010	07/02/2021 3121	401	258,500	57,678

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	200,822	156,498	1.283

774 HARDWICK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-227-023	05/21/2021 3121	401	235,000	60,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	174,500	131,031	1.332

783 HARDWICK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-228-021	05/11/2021 3121	401	210,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	155,000	124,416	1.246

722 HARDWICK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-227-017	03/31/2021 3121	401	220,000	66,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	154,000	117,417	1.312

715 SPRINGWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-276-060	03/17/2021 3121	401	230,000	57,804

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	172,196	130,316	1.321

5530 BRITTANY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-277-036	03/05/2021 3121	401	220,000	55,916

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	164,084	139,619	1.175

717 BRITTANY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-276-047	02/01/2021 3121	401	250,000	56,753

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	193,247	136,107	1.420

5349 WYNDTREE LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-227-013	01/05/2021 3121	401	215,000	56,604

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	158,396	136,159	1.163

Neighborhoods Used: 3121.BROOKVIEW PLATS

5434 BRITTANY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-276-038	11/06/2020 3121	401	226,000	57,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	168,250	135,025	1.246

5545 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-295-028	11/03/2020 3121	401	214,000	57,407

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	156,593	127,160	1.231

682 SANDHURST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-277-017	10/21/2020 3121	401	200,000	58,895

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	141,105	166,515	0.847

5330 WYNDTREE LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-228-012	08/31/2020 3121	401	218,880	58,388

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	160,492	158,859	1.010

730 HARDWICK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-227-018	08/21/2020 3121	401	208,000	63,636

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	144,364	131,687	1.096

5485 BRITTANY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-276-021	06/26/2020 3121	401	215,000	55,872

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	159,128	134,472	1.183

Neighborhoods Used: 3121.BROOKVIEW PLATS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1,097,399	1,097,399	1,097,399	1,097,399	1,097,399	1,097,399
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	813,975	813,975	813,975	813,975	813,975	813,975
BI-LEVEL	1,426,757	1,426,757	1,426,757	1,426,757	1,426,757	1,426,757
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	132,179	132,179	132,179	132,179	132,179	132,179
TRI-LEVEL	669,147	669,147	669,147	669,147	669,147	669,147
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 4,139,457
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1,350,581	1,350,581	1,350,581	1,350,581	1,350,581	1,350,581
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	1,188,806	1,188,806	1,188,806	1,188,806	1,188,806	1,188,806
BI-LEVEL	2,012,111	2,012,111	2,012,111	2,012,111	2,012,111	2,012,111
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	214,537	214,537	214,537	214,537	214,537	214,537
TRI-LEVEL	858,022	858,022	858,022	858,022	858,022	858,022
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 5,624,057
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
30	0	9.14	12.11	1.011
After Application of E.C.F.s		7.86	10.26	1.010

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.231(7)	1.231(7)	1.231(7)	1.231(7)	1.231(7)	1.231(7)
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	1.460(6)	1.460(6)	1.460(6)	1.460(6)	1.460(6)	1.460(6)
BI-LEVEL	1.410(11)	1.410(11)	1.410(11)	1.410(11)	1.410(11)	1.410(11)
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: 3121.BROOKVIEW PLATS

RANCH	1.623(1)	1.623(1)	1.623(1)	1.623(1)	1.623(1)	1.623(1)
TRI-LEVEL	1.282(5)	1.282(5)	1.282(5)	1.282(5)	1.282(5)	1.282(5)
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. : 1.359 (30)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3121 - BROOKVIEW PLATS

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: 3130.TOWNLINE SCHOOL AREA

21 MAJESTIC ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-351-020	03/23/2022	3130 401	170,000	38,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	131,144	59,835	2.192

301 MAJESTIC ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-376-031	03/14/2022	3130 401	185,000	41,350

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	143,650	77,760	1.847

5701 MADISON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-328-023	01/20/2022	3130 401	214,500	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	174,500	107,873	1.618

142 REGENT ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-304-018	01/12/2022	3130 401	205,000	41,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	163,144	97,763	1.669

209 NORA ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-327-048	12/30/2021	3130 401	190,000	50,702

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	139,298	90,287	1.543

207 NANCY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-326-005	11/24/2021	3130 401	226,500	60,877

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	165,623	127,743	1.297

141 58TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-304-042	11/24/2021	3130 401	200,000	45,996

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	154,004	134,485	1.145

40 58TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-351-044	11/03/2021	3130 401	150,000	38,962

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	111,038	62,224	1.784

Neighborhoods Used: 3130.TOWNLINE SCHOOL AREA

119 NORA ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-302-033	10/20/2021	3130 401	215,100	41,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72	173,260	132,118	1.311

39 MAJESTIC ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-351-023	10/19/2021	3130 401	175,000	62,721

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	112,279	104,384	1.076

224 MAJESTIC ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-377-005	07/02/2021	3130 401	219,000	62,829

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	156,171	128,410	1.216

208 NANCY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-327-004	06/28/2021	3130 401	185,000	41,861

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	143,139	84,373	1.696

251 60TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-378-005	05/21/2021	3130 401	230,000	34,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	196,000	131,954	1.485

300 NANCY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-327-012	05/05/2021	3130 401	180,000	41,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	138,144	85,057	1.624

100 REGENT ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-304-052	04/16/2021	3130 401	260,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	83	220,000	144,182	1.526

48 NORA ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-303-011	02/12/2021	3130 401	179,500	40,895

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	138,605	111,716	1.241

Neighborhoods Used: 3130.TOWNLINE SCHOOL AREA

304 MAJESTIC ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-377-009	01/04/2021 3130	401	149,900	42,811

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	107,089	92,809	1.154

244 MAJESTIC ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-377-025	12/21/2020 3130	401	160,000	42,728

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	117,272	102,692	1.142

108 MAJESTIC ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-352-049	12/09/2020 3130	401	210,000	82,245

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	127,755	128,923	0.991

336 NORA ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-328-019	12/01/2020 3130	401	127,500	41,583

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	85,917	64,503	1.332

157 NORA ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-302-028	11/30/2020 3130	401	150,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	110,000	93,125	1.181

223 MAJESTIC ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-376-095	11/13/2020 3130	401	199,900	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	159,900	168,426	0.949

300 58TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-376-091	10/12/2020 3130	401	199,000	44,729

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72	154,271	101,812	1.515

130 NANCY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-302-012	09/30/2020 3130	401	196,000	40,934

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72	155,066	100,784	1.539

Neighborhoods Used: 3130.TOWNLINE SCHOOL AREA

107 REGENT ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-315-002	09/24/2020 3130	401	233,000	41,201

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	83	191,799	146,732	1.307

137 NORA ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-302-025	09/09/2020 3130	401	169,000	40,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	128,304	97,616	1.314

339 58TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-329-064	09/04/2020 3130	401	185,000	40,445

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	72	144,555	127,201	1.136

261 60TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-378-006	09/04/2020 3130	401	164,000	35,163

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	128,837	127,740	1.009

130 REGENT ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-304-016	09/04/2020 3130	401	235,000	41,604

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	82	193,396	134,662	1.436

153 60TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-353-007	06/03/2020 3130	401	165,000	35,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	129,160	118,825	1.087

300 NANCY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-327-012	05/06/2020 3130	401	125,000	41,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	83,144	85,057	0.978

40 MAJESTIC ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-352-055	04/30/2020 3130	401	149,900	62,245

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	87,655	107,895	0.812

Neighborhoods Used: 3130.TOWNLINE SCHOOL AREA

69 NANCY ST SE

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
41-18-31-301-017	04/20/2020	3130	401	160,000	42,882

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	117,118	100,790	1.162

Neighborhoods Used: 3130.TOWNLINE SCHOOL AREA

<<<<<<<<<< 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	647,533	647,533	647,533	647,533	647,533	647,533
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	552,777	552,777	552,777	552,777	552,777	552,777
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	2,379,446	2,379,446	2,379,446	2,379,446	2,379,446	2,379,446
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 : 3,579,757
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	876,886	876,886	876,886	876,886	876,886	876,886
1-3/4 STORY	0	0	0	0	0	0
2-STORY	0	0	0	0	0	0
BI-LEVEL	749,750	749,750	749,750	749,750	749,750	749,750
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	3,054,601	3,054,601	3,054,601	3,054,601	3,054,601	3,054,601
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 : 4,681,237
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
33	9	13.02	15.62	1.009
After Application of E.C.F.s		13.03	15.70	1.007

<<<<<<< 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	1.354(6)	1.354(6)	1.354(6)	1.354(6)	1.354(6)	1.354(6)
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	1.356(4)	1.356(4)	1.356(4)	1.356(4)	1.356(4)	1.356(4)
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: 3130.TOWNLINE SCHOOL AREA

RANCH	1.284(23)	1.284(23)	1.284(23)	1.284(23)	1.284(23)	1.284(23)
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. : 1.308 (33)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3130 - TOWNLINE SCHOOL AREA

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: 3131.GLENWOOD PINES ZERO LOT LINES

420 PINE PL SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-452-025	03/24/2022 3131	401	200,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	160,000	129,151	1.239

5876 PINE VISTA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-451-064	11/12/2021 3131	401	203,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	163,000	127,964	1.274

5913 PINE VISTA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-452-027	10/05/2021 3131	401	205,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	165,000	143,204	1.152

377 PINE PL SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-380-035	08/20/2021 3131	401	204,377	41,483

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	162,894	122,417	1.331

5881 PINE VISTA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-452-034	06/29/2021 3131	401	199,500	41,329

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	158,171	128,875	1.227

389 PINE PL SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-380-033	04/30/2021 3131	401	200,000	41,935

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	158,065	115,768	1.365

423 PINE PL SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-451-062	11/17/2020 3131	401	155,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	115,000	97,605	1.178

372 PINE NEEDLES CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-380-036	10/29/2020 3131	401	139,000	41,329

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	97,671	123,125	0.793

Neighborhoods Used: 3131.GLENWOOD PINES ZERO LOT LINES

5918 PINE VISTA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-451-082	07/14/2020 3131	401	133,500	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	93,500	91,271	1.024

5905 PINE VISTA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-452-031	05/29/2020 3131	401	155,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	115,000	141,506	0.813

5942 PINE VISTA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-451-084	04/06/2020 3131	401	135,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	95,000	94,205	1.008

Neighborhoods Used: 3131.GLENWOOD PINES ZERO LOT LINES

<<<<<<<<<< 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	368,044	368,044	368,044	368,044	368,044	368,044
BI-LEVEL	411,957	411,957	411,957	411,957	411,957	411,957
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	535,091	535,091	535,091	535,091	535,091	535,091
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 : 1,315,092
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

<<<<<<<<<<<< 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	415,736	415,736	415,736	415,736	415,736	415,736
BI-LEVEL	461,671	461,671	461,671	461,671	461,671	461,671
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	605,894	605,894	605,894	605,894	605,894	605,894
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 : 1,483,301
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	0	11.35	14.92	1.019
After Application of E.C.F.s		11.36	15.25	1.018

<<<<<<< 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	1.130(3)	1.130(3)	1.130(3)	1.130(3)	1.130(3)	1.130(3)
BI-LEVEL	1.121(4)	1.121(4)	1.121(4)	1.121(4)	1.121(4)	1.121(4)
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: 3131.GLENWOOD PINES ZERO LOT LINES

RANCH	1.132(4)	1.132(4)	1.132(4)	1.132(4)	1.132(4)	1.132(4)
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. : 1.128 (11)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3131 - GLENWOOD PINES ZERO LOT LINES

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: 3132.JEFFERSON/REGENT ST NEW DEVELOPMNTS

212 REGENT ST SE

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
41-18-31-329-074	01/28/2021	3132	401	254,500	41,507

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	81	212,993	145,700	1.462

Neighborhoods Used: 3132.JEFFERSON/REGENT ST NEW DEVELOPMNTS

<<<<<<<<<< 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	145,700	145,700	145,700	145,700	145,700	145,700
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 : 145,700
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	212,993	212,993	212,993	212,993	212,993	212,993
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 : 212,993
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
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	1.462(1)	1.462(1)	1.462(1)	1.462(1)	1.462(1)	1.462(1)
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: 3132.JEFFERSON/REGENT ST NEW DEVELOPMNTS

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. : 1.462 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3132 - JEFFERSON/REGENT ST NEW DEVELOPMNTS

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: 3135.BRENTWOOD VILLAGE MOBILE HOME PARK

Neighborhoods Used: 3140.LEISURE SOUTH CONDOS

5863 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-326	03/29/2022 3140	401	177,900	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	142,900	118,165	1.209

5888 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-254	03/11/2022 3140	401	196,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	161,000	119,804	1.344

5815 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-302	03/08/2022 3140	401	173,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	138,000	114,828	1.202

5855 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-322	03/02/2022 3140	401	169,900	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	134,900	101,391	1.330

5661 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-227	03/01/2022 3140	401	156,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	121,000	101,259	1.195

5683 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-238	01/21/2022 3140	401	149,900	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	114,900	97,296	1.181

5892 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-256	01/11/2022 3140	401	175,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	140,000	108,606	1.289

5951 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-369	12/16/2021 3140	401	175,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	140,000	111,369	1.257

Neighborhoods Used: 3140.LEISURE SOUTH CONDOS

5940 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-280	12/15/2021 3140	401	160,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	125,000	113,473	1.102

5775 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-284	08/11/2021 3140	401	155,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	120,000	103,912	1.155

5900 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-260	08/05/2021 3140	401	147,500	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	112,500	109,963	1.023

5647 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-217	07/28/2021 3140	401	140,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	105,000	102,913	1.020

5881 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-335	07/23/2021 3140	401	163,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	128,000	108,702	1.178

5682 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-151	06/30/2021 3140	401	135,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	100,000	95,859	1.043

5703 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-253	06/26/2021 3140	401	204,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	169,000	111,909	1.510

5923 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-356	05/25/2021 3140	401	143,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	108,000	110,028	0.982

Neighborhoods Used: 3140.LEISURE SOUTH CONDOS

5823 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-306	04/23/2021 3140	401	145,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	110,000	111,176	0.989

5853 LEISURE SOUTH DR SE

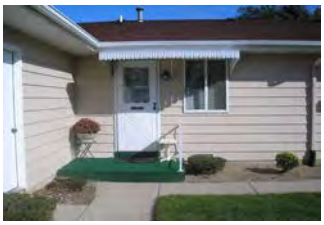
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-321	04/16/2021 3140	401	161,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	126,000	115,960	1.087

5715 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-247	04/09/2021 3140	401	120,250	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	85,250	87,771	0.971



5739 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-266	03/01/2021 3140	401	139,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	104,000	111,647	0.932

5812 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-216	02/01/2021 3140	401	137,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	102,000	108,191	0.943

5873 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-331	12/07/2020 3140	401	135,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	100,000	106,730	0.937

711 60TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-392	11/30/2020 3140	401	142,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	107,000	106,819	1.002

5939 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-364	11/23/2020 3140	401	145,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	110,000	115,648	0.951

Neighborhoods Used: 3140.LEISURE SOUTH CONDOS

5685 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-246	11/20/2020 3140	401	142,500	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	107,500	112,000	0.960

5762 LEISURE SOUTH DR SE

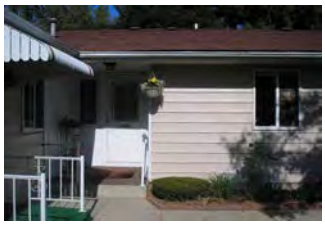
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-186	11/20/2020 3140	401	145,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	110,000	112,462	0.978

5801 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-295	11/13/2020 3140	401	140,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	105,000	116,847	0.899



5709 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-250	11/09/2020 3140	401	120,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	85,000	110,505	0.769

5746 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-183	11/04/2020 3140	401	142,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	107,000	102,178	1.047

5697 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-240	10/23/2020 3140	401	107,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	72,000	86,575	0.832

5905 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-347	10/21/2020 3140	401	146,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	111,000	108,843	1.020

5760 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-187	10/15/2020 3140	401	145,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	110,000	108,187	1.017

Neighborhoods Used: 3140.LEISURE SOUTH CONDOS

5912 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-266	09/29/2020 3140	401	132,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	97,000	102,790	0.944

5837 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-313	09/28/2020 3140	401	130,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	95,000	103,577	0.917

5843 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-316	09/25/2020 3140	401	145,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	110,000	118,265	0.930

5907 LEISURE SOUTH DR SE

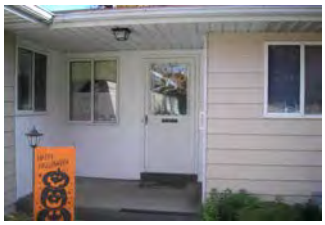
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-348	09/25/2020 3140	401	130,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	95,000	109,322	0.869

5887 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-338	09/24/2020 3140	401	102,500	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	67,500	102,952	0.656



5856 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-243	09/14/2020 3140	401	136,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	101,000	103,307	0.978

5968 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-292	09/10/2020 3140	401	140,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	105,000	107,889	0.973

5913 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-351	08/27/2020 3140	401	142,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	107,000	105,924	1.010

Neighborhoods Used: 3140.LEISURE SOUTH CONDOS

5712 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-477-174	08/11/2020	3140 401	101,400	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	66,400	98,073	0.677

5813 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-301	06/30/2020	3140 401	127,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	92,000	114,544	0.803

5835 LEISURE SOUTH DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-429-312	06/12/2020	3140 401	145,000	35,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	70	110,000	110,005	1.000

Neighborhoods Used: 3140.LEISURE SOUTH 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	4,627,666	4,627,666	4,627,666	4,627,666	4,627,666	4,627,666
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 : 4,627,666
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	4,757,850	4,757,850	4,757,850	4,757,850	4,757,850	4,757,850
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 : 4,757,850
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
43	0	9.07	12.60	1.017
After Application of E.C.F.s		9.07	12.59	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	1.028(43)	1.028(43)	1.028(43)	1.028(43)	1.028(43)	1.028(43)
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: 3140.LEISURE SOUTH 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. : 1.028 (43)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3140 - LEISURE SOUTH 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: 3141.ROSEWORTH DUPLEXES

5647 ROSEWORTH CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-427-007	03/11/2022 3141	401	265,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	205,000	178,155	1.151

Gross Rent = 2,016, Gross Rent Multiplier = 131.448

5674 ROSEWORTH CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-428-004	09/20/2021 3141	401	276,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	216,000	179,477	1.203

Gross Rent = 1,921, Gross Rent Multiplier = 143.675

5682 ROSEWORTH CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-428-003	03/31/2021 3141	401	300,000	60,560

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	239,440	180,009	1.330

Gross Rent = 1,921, Gross Rent Multiplier = 156.169

5636 ROSEWORTH CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-428-009	03/03/2021 3141	401	247,000	60,480

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	186,520	177,311	1.052

Gross Rent = 1,881, Gross Rent Multiplier = 131.313

5691 ROSEWORTH CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-427-010	01/29/2021 3141	401	248,500	61,002

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	187,498	177,193	1.058

Gross Rent = 2,016, Gross Rent Multiplier = 123.264

528 56TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-401-011	07/13/2020 3141	401	175,000	60,561

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	114,439	141,506	0.809

Gross Rent = 1,378, Gross Rent Multiplier = 126.996

Neighborhoods Used: 3141.ROSEWORTH DUPLEXES

<<<<<<<<<< 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 : 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 : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	8.83	11.87	1.018
After Application of E.C.F.s		8.83	11.87	1.018

<<<<<<< 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: 3141.ROSEWORTH DUPLEXES

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. : 1.000 (0)
Gross Rent Multiplier: 135.477 (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): 3141 - ROSEWORTH DUPLEXES

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: 3142.CLEAR POINTE PLATS

5936 CLEARSTREAM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-459-008	03/10/2022 3142	401	293,000	78,266

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	84	214,734	150,695	1.425

5835 CLEARSTREAM DR SE

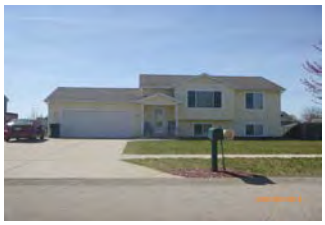
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-458-002	06/18/2021 3142	401	290,000	68,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	85	221,750	151,310	1.466

526 CLEARWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-460-002	06/29/2020 3142	401	245,000	65,517

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	84	179,483	169,411	1.059



5854 CLEARSTREAM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-459-001	06/26/2020 3142	401	225,000	74,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	85	150,250	168,911	0.890

5890 CLEAR POINTE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-462-008	06/16/2020 3142	401	246,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	93	181,000	195,387	0.926

Neighborhoods Used: 3142.CLEAR POINTE PLATS

<<<<<<<<<< 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	835,715	835,715	835,715	835,715	835,715	835,715
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 : 835,715
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	947,217	947,217	947,217	947,217	947,217	947,217
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 : 947,217
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	12.57	15.05	1.015
After Application of E.C.F.s		12.76	15.33	1.015

<<<<<<< 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	1.133(5)	1.133(5)	1.133(5)	1.133(5)	1.133(5)	1.133(5)
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: 3142.CLEAR POINTE PLATS

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. : 1.133 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3142 - CLEAR POINTE PLATS

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: 3145.PINEBROOK VILLAGE MOBILE HOME PARK

Neighborhoods Used: 3210.SEC 32, NW 1/4 RES PLATS

945 PEMBROKE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-155-019	03/07/2022 3210	401	320,000	54,581

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	265,419	185,283	1.433

860 PEMBROKE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-151-037	12/13/2021 3210	401	265,000	52,880

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	212,120	168,942	1.256

900 BELLEWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-303-005	12/08/2021 3210	401	260,000	58,119

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	201,881	206,281	0.979

5538 EDGELAWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-154-007	11/30/2021 3210	401	260,000	53,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	206,144	165,930	1.242

5213 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-126-004	11/18/2021 3210	401	250,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	198,000	156,470	1.265

Gross Rent = 1,620, Gross Rent Multiplier = 154.321

817 SPRINGWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-151-050	11/05/2021 3210	401	292,000	53,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	233,658	219,542	1.064

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	4486	4215	1.064

5425 EDGELAWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-128-027	10/22/2021 3210	401	263,000	52,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	210,198	168,267	1.249

5394 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-127-014	09/20/2021 3210	401	242,500	52,393

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	190,107	167,637	1.134

Neighborhoods Used: 3210.SEC 32, NW 1/4 RES PLATS

1049 SPRINGWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-176-027	09/20/2021 3210	401	257,000	53,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	203,144	187,018	1.086

5508 GREENBORO DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-178-010	09/17/2021 3210	401	250,000	52,321

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	197,679	187,114	1.056

5281 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-127-021	09/07/2021 3210	401	260,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	208,000	143,367	1.451

5442 EDGELAWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-176-008	08/31/2021 3210	401	242,000	52,643

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	189,357	135,985	1.392

5560 GREENBORO DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-178-001	08/30/2021 3210	401	252,000	53,928

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	198,072	184,736	1.072

901 SPRINGWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-151-023	08/25/2021 3210	401	240,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	188,000	168,870	1.113

5454 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-127-019	07/12/2021 3210	401	266,400	53,015

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	213,385	178,607	1.195

5438 GREENBORO DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-177-022	06/11/2021 3210	401	258,000	54,070

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	203,930	147,837	1.379

Neighborhoods Used: 3210.SEC 32, NW 1/4 RES PLATS

5426 BONNIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-128-032	05/05/2021 3210	401	247,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	195,000	166,041	1.174

5587 EDGELAWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-153-004	04/16/2021 3210	401	180,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	128,000	114,875	1.114

989 SPRINGWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-151-030	03/05/2021 3210	401	230,000	61,302

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	168,698	160,993	1.048

5539 BIRCHVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-153-015	01/08/2021 3210	401	238,900	52,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	186,098	150,032	1.240

5486 EDGELAWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-176-026	12/30/2020 3210	401	240,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72	188,000	186,591	1.008

5393 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-126-023	12/28/2020 3210	401	270,000	53,792

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	216,208	228,038	0.948

5466 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-127-020	12/01/2020 3210	401	215,000	53,446

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	161,554	191,273	0.845

5391 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-127-031	10/30/2020 3210	401	225,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	173,000	171,949	1.006

Neighborhoods Used: 3210.SEC 32, NW 1/4 RES PLATS

5496 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-153-006	07/15/2020 3210	401	295,500	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	243,500	199,254	1.222

Gross Rent = 2,240, Gross Rent Multiplier = 131.920

908 BELLEWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-303-006	06/30/2020 3210	401	231,000	54,070

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	176,930	226,091	0.783

848 PEMBROKE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-151-036	04/27/2020 3210	401	210,000	52,762

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	157,238	155,863	1.009

Neighborhoods Used: 3210.SEC 32, NW 1/4 RES PLATS

<<<<<<<<<< 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	661,942	661,942	661,942	661,942	661,942	661,942
BI-LEVEL	191,273	191,273	191,273	191,273	191,273	191,273
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	2,772,200	2,772,200	2,772,200	2,772,200	2,772,200	2,772,200
TRI-LEVEL	741,748	741,748	741,748	741,748	741,748	741,748
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 4,367,164
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 4,215
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	767,556	767,556	767,556	767,556	767,556	767,556
BI-LEVEL	161,554	161,554	161,554	161,554	161,554	161,554
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	3,163,153	3,163,153	3,163,153	3,163,153	3,163,153	3,163,153
TRI-LEVEL	779,557	779,557	779,557	779,557	779,557	779,557
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,871,820
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 4,486
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
27	2	9.27	11.80	1.006
After Application of E.C.F.s		9.42	11.37	1.005

<<<<<<< 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	1.160(4)	1.160(4)	1.160(4)	1.160(4)	1.160(4)	1.160(4)
BI-LEVEL	0.845(1)	0.845(1)	0.845(1)	0.845(1)	0.845(1)	0.845(1)
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: 3210.SEC 32, NW 1/4 RES PLATS

RANCH	1.141(16)	1.141(16)	1.141(16)	1.141(16)	1.141(16)	1.141(16)
TRI-LEVEL	1.051(4)	1.051(4)	1.051(4)	1.051(4)	1.051(4)	1.051(4)
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. : 1.116 (25)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.064 (1)
Commercial E.C.F. : 1.000 (0)
Gross Rent Multiplier: 143.120 (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): 3210 - SEC 32, NW 1/4 RES PLATS

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: 3220.BROOKWOOD SCHL: RES PLATS NORTH

5278 BROOKWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-227-007	11/30/2021 3220	401	249,000	51,462

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	197,538	149,520	1.321

5252 KIMBALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-203-004	11/19/2021 3220	401	287,000	50,573

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	236,427	173,188	1.365

5277 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-201-003	11/15/2021 3220	401	259,900	57,054

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	202,846	177,008	1.146

1432 54TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-251-012	10/21/2021 3220	401	225,000	51,870

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	173,130	162,856	1.063

1431 54TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-226-024	08/16/2021 3220	401	266,000	50,540

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	215,460	178,450	1.207

5264 KIMBALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-203-005	05/19/2021 3220	401	176,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	126,000	151,198	0.833

5288 NEWCASTLE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-229-007	04/16/2021 3220	401	260,000	50,880

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	209,120	170,261	1.228

1364 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-203-001	04/06/2021 3220	401	242,500	43,360

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	199,140	166,813	1.194

Neighborhoods Used: 3220.BROOKWOOD SCHL: RES PLATS NORTH

5262 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-202-009	02/19/2021 3220	401	234,000	50,328

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	183,672	144,650	1.270

5420 BROOKWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-228-004	12/01/2020 3220	401	240,000	50,643

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	189,357	199,286	0.950

1420 54TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-251-011	11/24/2020 3220	401	226,500	50,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	175,804	159,991	1.099

5257 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-201-002	08/13/2020 3220	401	211,000	52,009

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	158,991	115,018	1.382

5326 KIMBALL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-203-010	07/30/2020 3220	401	240,000	50,880

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	189,120	155,974	1.213

5342 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-202-016	07/01/2020 3220	401	225,000	50,536

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	174,464	187,005	0.933

1444 54TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-251-013	06/17/2020 3220	401	223,500	51,717

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	171,783	148,408	1.158

1356 54TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-251-006	06/04/2020 3220	401	220,000	51,458

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	168,542	182,714	0.922

Neighborhoods Used: 3220.BROOKWOOD SCHL: RES PLATS NORTH

5327 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-201-007	04/16/2020 3220	401	215,000	50,573

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	164,427	180,190	0.913

Neighborhoods Used: 3220.BROOKWOOD SCHL: RES PLATS NORTH

<<<<<<<<<< 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	311,264	311,264	311,264	311,264	311,264	311,264
BI-LEVEL	144,650	144,650	144,650	144,650	144,650	144,650
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	1,438,054	1,438,054	1,438,054	1,438,054	1,438,054	1,438,054
TRI-LEVEL	908,562	908,562	908,562	908,562	908,562	908,562
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,802,530
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	344,913	344,913	344,913	344,913	344,913	344,913
BI-LEVEL	183,672	183,672	183,672	183,672	183,672	183,672
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	1,625,969	1,625,969	1,625,969	1,625,969	1,625,969	1,625,969
TRI-LEVEL	981,267	981,267	981,267	981,267	981,267	981,267
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 3,135,821
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
17	0	9.93	12.15	1.008
After Application of E.C.F.s		9.82	12.26	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	1.108(2)	1.108(2)	1.108(2)	1.108(2)	1.108(2)	1.108(2)
BI-LEVEL	1.270(1)	1.270(1)	1.270(1)	1.270(1)	1.270(1)	1.270(1)
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: 3220.BROOKWOOD SCHL: RES PLATS NORTH

RANCH	1.131(9)	1.131(9)	1.131(9)	1.131(9)	1.131(9)	1.131(9)
TRI-LEVEL	1.080(5)	1.080(5)	1.080(5)	1.080(5)	1.080(5)	1.080(5)
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. : 1.119 (17)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3220 - BROOKWOOD SCHL: RES PLATS NORTH

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: 3221.BROOKMARK GARDENS

1297 KATRINA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-255-034	03/17/2022 3221	401	219,000	43,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	175,958	134,292	1.310

1441 BROOKMARK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-276-009	03/03/2022 3221	401	240,000	45,735

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	194,265	112,899	1.721

1493 BROOKMARK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-276-014	01/24/2022 3221	401	225,000	43,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	181,160	122,506	1.479

1441 BROOKMARK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-276-009	01/03/2022 3221	401	175,000	45,735

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	129,265	112,899	1.145

1349 CAVANAGH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-251-026	12/06/2021 3221	401	277,000	43,695

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	233,305	151,937	1.536

1411 BROOKMARK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-276-006	11/30/2021 3221	401	199,000	43,385

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	155,615	114,586	1.358

1307 BROOKMARK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-253-019	11/22/2021 3221	401	235,000	43,991

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	191,009	126,545	1.509

1424 KATRINA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-277-019	10/28/2021 3221	401	205,000	42,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	162,198	99,889	1.624

Neighborhoods Used: 3221.BROOKMARK GARDENS

1265 BOWDOIN ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-252-015	10/01/2021 3221	401	219,000	44,663

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	174,337	119,287	1.461

5317 KALAMAZOO AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-229-027	09/29/2021 3221	401	230,000	48,300

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	181,700	135,983	1.336

5369 KALAMAZOO AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-229-031	08/18/2021 3221	401	195,000	42,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	153,000	122,446	1.250

5451 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-201-018	07/16/2021 3221	401	245,000	42,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	203,000	121,960	1.664

1436 BROOKMARK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-255-022	06/11/2021 3221	401	190,000	43,438

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	146,562	116,779	1.255

1560 BROOKMARK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-277-034	05/07/2021 3221	401	136,000	42,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	94,000	90,070	1.044

1301 CAVANAGH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-251-022	04/08/2021 3221	401	220,000	43,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	176,160	136,566	1.290

1313 BOWDOIN ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-252-019	02/24/2021 3221	401	218,000	43,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	174,160	122,700	1.419

Neighborhoods Used: 3221.BROOKMARK GARDENS

1362 BROOKMARK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-255-015	12/23/2020 3221	401	185,500	45,402

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	140,098	118,568	1.182

1290 CAVANAGH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-252-007	12/18/2020 3221	401	191,000	42,617

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	148,383	113,001	1.313

5494 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-253-002	12/04/2020 3221	401	177,000	42,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	135,000	110,382	1.223

1309 KATRINA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-255-035	11/19/2020 3221	401	185,000	43,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	141,160	120,066	1.176

5552 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-255-003	11/03/2020 3221	401	190,000	43,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	146,160	128,481	1.138

1550 BROOKMARK ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-277-033	10/05/2020 3221	401	222,500	46,560

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	175,940	143,701	1.224

1435 KATRINA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-255-047	09/03/2020 3221	401	170,000	45,027

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	124,973	97,696	1.279

1290 BOWDOIN ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-253-007	09/01/2020 3221	401	183,000	43,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	139,160	117,011	1.189

Neighborhoods Used: 3221.BROOKMARK GARDENS

1362 BOWDOIN ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-253-013	06/08/2020 3221	401	181,000	42,955

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	138,045	146,647	0.941

5493 KALAMAZOO AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-276-022	05/18/2020 3221	401	115,000	38,342

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	76,658	92,072	0.833

1424 KATRINA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-277-019	05/15/2020 3221	401	160,000	42,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	117,198	99,889	1.173

1253 BOWDOIN ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-252-014	05/15/2020 3221	401	173,000	44,601

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	128,399	133,427	0.962

5440 CHERYL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-251-031	04/15/2020 3221	401	165,000	44,180

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	120,820	115,719	1.044

5583 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-254-006	04/06/2020 3221	401	186,711	42,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	144,711	127,570	1.134

Neighborhoods Used: 3221.BROOKMARK GARDENS

<<<<<<<<<< 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	122,446	122,446	122,446	122,446	122,446	122,446
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	3,483,124	3,483,124	3,483,124	3,483,124	3,483,124	3,483,124
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 : 3,605,570
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	153,000	153,000	153,000	153,000	153,000	153,000
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	4,449,399	4,449,399	4,449,399	4,449,399	4,449,399	4,449,399
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 : 4,602,399
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
30	0	10.04	13.00	1.019
After Application of E.C.F.s		10.05	12.97	1.018

<<<<<<< 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	1.250(1)	1.250(1)	1.250(1)	1.250(1)	1.250(1)	1.250(1)
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: 3221.BROOKMARK GARDENS

RANCH	1.277(29)	1.277(29)	1.277(29)	1.277(29)	1.277(29)	1.277(29)
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. : 1.276 (30)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3221 - BROOKMARK GARDENS

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: 3222.WHITE PINE ESTATES

5248 GREEN PINE CT SE

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
41-18-32-202-050	12/17/2021	3222	401	337,200	60,559

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72	276,641	198,398	1.394

Neighborhoods Used: 3222.WHITE PINE ESTATES

<<<<<<<<<< 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	198,398	198,398	198,398	198,398	198,398	198,398
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 : 198,398
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	276,641	276,641	276,641	276,641	276,641	276,641
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 : 276,641
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
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: 3222.WHITE PINE ESTATES

RANCH	1.394(1)	1.394(1)	1.394(1)	1.394(1)	1.394(1)	1.394(1)
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. : 1.394 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3222 - WHITE PINE ESTATES

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: 3230.SEC 32: OLDER PLATS, SGL FAMILY, S

1526 GENTIAN DR SE

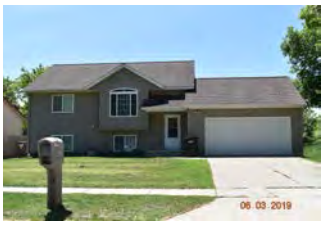
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-426-012	03/15/2022 3230	401	235,000	58,714

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	176,286	155,857	1.131

918 DIANE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-304-010	03/10/2022 3230	401	280,000	62,702

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	81	217,298	180,544	1.204



5832 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-329-017	12/13/2021 3230	401	250,000	59,940

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	190,060	171,365	1.109

889 SILVERLEAF ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-304-018	11/15/2021 3230	401	245,000	58,540

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	186,460	139,848	1.333

5759 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-376-003	11/04/2021 3230	401	230,000	59,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	170,160	150,715	1.129

911 SILVERLEAF ST SE

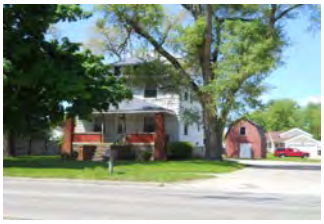
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-304-020	10/29/2021 3230	401	280,000	60,558

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	219,442	145,876	1.504

5551 EASTERN AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-31-295-026	10/22/2021 3230	401	190,000	50,459

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	60	139,541	91,605	1.523



1585 GENTIAN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-402-029	10/21/2021 3230	401	235,000	50,180

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	184,820	176,094	1.050

Neighborhoods Used: 3230.SEC 32: OLDER PLATS, SGL FAMILY, S

842 SILVERLEAF ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-306-010	10/18/2021 3230	401	245,000	60,520

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	184,480	133,121	1.386

1106 59TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-380-001	10/15/2021 3230	401	275,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	217,000	171,676	1.264

1006 59TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-377-001	10/14/2021 3230	401	245,000	59,260

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	185,740	135,040	1.375

1147 FALLING BROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-379-004	09/20/2021 3230	401	275,200	59,428

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	215,772	160,996	1.340

5729 KALAMAZOO AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-427-032	08/31/2021 3230	401	200,000	50,787

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	149,213	127,719	1.168

5843 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-376-009	05/24/2021 3230	401	261,000	58,823

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	202,177	206,601	0.979

5728 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-328-009	02/18/2021 3230	401	236,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	178,000	184,402	0.965

1087 59TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-329-020	02/05/2021 3230	401	235,100	58,564

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	176,536	177,242	0.996

Neighborhoods Used: 3230.SEC 32: OLDER PLATS, SGL FAMILY, S

5843 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-328-041	01/06/2021 3230	401	210,250	59,852

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	150,398	142,867	1.053

5801 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-328-044	12/18/2020 3230	401	235,000	87,783

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	147,217	212,110	0.694

1089 GENTIAN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-326-013	11/16/2020 3230	401	230,000	63,446

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	166,554	166,734	0.999

5695 BURGIS AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-328-027	10/30/2020 3230	401	209,750	59,815

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	149,935	153,162	0.979

871 DIANE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-303-020	09/23/2020 3230	401	245,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	81	187,000	160,470	1.165

5705 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-327-003	09/23/2020 3230	401	166,500	59,290

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	107,210	122,172	0.878

5718 BLAINE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-328-008	08/31/2020 3230	401	228,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	170,000	164,011	1.037

1075 60TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-378-026	08/11/2020 3230	401	230,000	49,300

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	82	180,700	174,794	1.034

Neighborhoods Used: 3230.SEC 32: OLDER PLATS, SGL FAMILY, S

1328 GENTIAN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-403-012	07/10/2020	3230 401	229,500	62,085

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	167,415	144,145	1.161

872 DIANE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-304-006	06/19/2020	3230 401	215,000	58,761

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	156,239	171,700	0.910

852 BERGIN FARM CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-172-009	06/12/2020	3230 401	205,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82	147,000	165,164	0.890

1369 GENTIAN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-402-012	05/14/2020	3230 401	213,500	58,895

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	154,605	162,890	0.949

Neighborhoods Used: 3230.SEC 32: OLDER PLATS, SGL FAMILY, S

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	171,700	171,700	171,700	171,700	171,700	171,700
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	177,242	177,242	177,242	177,242	177,242	177,242
2-STORY	1,050,700	1,050,700	1,050,700	1,050,700	1,050,700	1,050,700
BI-LEVEL	341,014	341,014	341,014	341,014	341,014	341,014
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	2,501,663	2,501,663	2,501,663	2,501,663	2,501,663	2,501,663
TRI-LEVEL	206,601	206,601	206,601	206,601	206,601	206,601
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 4,448,921
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	156,239	156,239	156,239	156,239	156,239	156,239
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	176,536	176,536	176,536	176,536	176,536	176,536
2-STORY	1,267,748	1,267,748	1,267,748	1,267,748	1,267,748	1,267,748
BI-LEVEL	404,298	404,298	404,298	404,298	404,298	404,298
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	2,670,260	2,670,260	2,670,260	2,670,260	2,670,260	2,670,260
TRI-LEVEL	202,177	202,177	202,177	202,177	202,177	202,177
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,877,258
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
28	0	9.96	12.90	1.006
After Application of E.C.F.s		8.80	11.71	1.005

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0.910(1)	0.910(1)	0.910(1)	0.910(1)	0.910(1)	0.910(1)
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	0.996(1)	0.996(1)	0.996(1)	0.996(1)	0.996(1)	0.996(1)
2-STORY	1.207(7)	1.207(7)	1.207(7)	1.207(7)	1.207(7)	1.207(7)
BI-LEVEL	1.186(2)	1.186(2)	1.186(2)	1.186(2)	1.186(2)	1.186(2)
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: 3230.SEC 32: OLDER PLATS, SGL FAMILY, S

RANCH	1.067(16)	1.067(16)	1.067(16)	1.067(16)	1.067(16)	1.067(16)
TRI-LEVEL	0.979(1)	0.979(1)	0.979(1)	0.979(1)	0.979(1)	0.979(1)
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. : 1.096 (28)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3230 - SEC 32: OLDER PLATS, SGL FAMILY, S

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: 3231.TIERRA MANOR

821 59TH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-351-035	07/06/2020 3231	401	197,000	51,568

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	145,432	124,935	1.164

Neighborhoods Used: 3231.TIERRA MANOR

<<<<<<<<<< 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	124,935	124,935	124,935	124,935	124,935	124,935
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 : 124,935
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	145,432	145,432	145,432	145,432	145,432	145,432
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 : 145,432
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
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	1.164(1)	1.164(1)	1.164(1)	1.164(1)	1.164(1)	1.164(1)
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: 3231.TIERRA MANOR

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. : 1.164 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3231 - TIERRA MANOR

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: 3232.SOUTH PARK PLACE

5846 SOUTH PARKWAY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-374-020	03/11/2022 3232	401	328,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	278,000	159,772	1.740

5822 SOUTH PARKWAY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-374-013	11/24/2021 3232	401	230,000	51,443

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	178,557	106,091	1.683

5841 SOUTH PARKWAY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-374-007	07/23/2021 3232	401	300,000	52,491

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	247,509	146,894	1.685

5948 SOUTH PARKWAY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-375-007	05/26/2021 3232	401	280,000	54,607

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	225,393	132,299	1.704

5851 SOUTH PARKWAY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-374-006	04/22/2021 3232	401	269,000	51,466

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	217,534	129,399	1.681

5830 SOUTH PARKWAY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-374-014	09/11/2020 3232	401	222,000	50,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	172,000	109,873	1.565

5920 SOUTH PARKWAY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-375-004	06/15/2020 3232	401	247,350	51,522

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	195,828	154,259	1.269

5986 SOUTH PARKWAY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-375-011	05/11/2020 3232	401	216,500	42,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	174,000	123,785	1.406

Neighborhoods Used: 3232.SOUTH PARK PLACE

<<<<<<<<<< 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	123,785	123,785	123,785	123,785	123,785	123,785
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	938,588	938,588	938,588	938,588	938,588	938,588
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 : 1,062,373
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	174,000	174,000	174,000	174,000	174,000	174,000
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	1,514,821	1,514,821	1,514,821	1,514,821	1,514,821	1,514,821
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 : 1,688,821
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	0	6.59	9.05	1.008
After Application of E.C.F.s		4.88	9.04	1.005

<<<<<<< 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	1.406(1)	1.406(1)	1.406(1)	1.406(1)	1.406(1)	1.406(1)
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: 3232.SOUTH PARK PLACE

RANCH	1.614(7)	1.614(7)	1.614(7)	1.614(7)	1.614(7)	1.614(7)
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. : 1.590 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3232 - SOUTH PARK PLACE

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: 3240.BROOKSHIRE PLACE

5921 GLENBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-455-011	03/08/2022	3240 401	261,000	52,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	209,000	137,139	1.524

1231 FALLING BROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-406-018	10/21/2021	3240 401	270,000	53,459

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	216,541	166,413	1.301

1219 BROOKRIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-455-014	07/14/2021	3240 401	260,000	55,215

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	204,785	139,859	1.464

1256 BROOKRIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-454-008	12/11/2020	3240 401	221,500	54,883

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	166,617	128,761	1.294

1259 BROOKRIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-455-018	09/18/2020	3240 401	235,000	53,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	181,160	133,162	1.360

5899 GLENBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-455-009	09/10/2020	3240 401	179,900	53,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	126,060	116,739	1.080

Neighborhoods Used: 3240.BROOKSHIRE PLACE

<<<<<<<<<< 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	822,073	822,073	822,073	822,073	822,073	822,073
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 : 822,073
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,104,163	1,104,163	1,104,163	1,104,163	1,104,163	1,104,163
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 : 1,104,163
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	6.57	8.82	1.010
After Application of E.C.F.s		6.42	8.60	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: 3240.BROOKSHIRE PLACE

RANCH	1.343(6)	1.343(6)	1.343(6)	1.343(6)	1.343(6)	1.343(6)
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. : 1.343 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3240 - BROOKSHIRE PLACE

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: 3241.SEC 32: DUPLEXES IN S 1/2

1393 CARRIAGE HILL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-407-014	12/17/2021 3241	401	336,500	60,654

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	275,846	206,614	1.335

Gross Rent = 2,013, Gross Rent Multiplier = 167.163

5671 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-405-005	12/17/2021 3241	401	345,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	285,000	212,697	1.340

Gross Rent = 1,862, Gross Rent Multiplier = 185.285

5796 RIDGEBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-407-005	09/10/2021 3241	401	252,000	62,323

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	189,677	206,710	0.918

Gross Rent = 1,981, Gross Rent Multiplier = 127.208

5812 RIDGEBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-407-015	09/02/2021 3241	401	240,000	64,101

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	175,899	191,831	0.917

Gross Rent = 2,078, Gross Rent Multiplier = 115.496

1303 FALLING BROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-406-015	06/07/2021 3241	401	259,000	62,116

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TRI-LEVEL	70	196,884	194,933	1.010

Gross Rent = 1,860, Gross Rent Multiplier = 139.247

5880 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-427-050	12/07/2020 3241	401	250,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	BI-LEVEL	77	195,000	248,021	0.786

Gross Rent = 2,108, Gross Rent Multiplier = 118.596

5773 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-420-002	09/15/2020 3241	401	218,000	60,534

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	157,466	202,695	0.777

Gross Rent = 1,938, Gross Rent Multiplier = 112.487

5789 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-420-004	08/21/2020 3241	401	250,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	190,000	224,929	0.845

Gross Rent = 2,139, Gross Rent Multiplier = 116.877

Neighborhoods Used: 3241.SEC 32: DUPLEXES IN S 1/2

5671 CHRISTIE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-405-005	07/10/2020 3241	401	250,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	190,000	212,697	0.893

Gross Rent = 1,862, Gross Rent Multiplier = 134.264

Neighborhoods Used: 3241.SEC 32: DUPLEXES IN S 1/2

<<<<<<<<<< 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 : 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 : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	0	10.48	14.45	1.021
After Application of E.C.F.s		10.48	14.45	1.021

<<<<<<< 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: 3241.SEC 32: DUPLEXES IN S 1/2

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. : 1.000 (0)
Gross Rent Multiplier: 135.180 (9)

<<<<<<<<<<<<<< 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): 3241 - SEC 32: DUPLEXES IN S 1/2

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: 3242.WHISPERING HILLS: NEWEST PHASES

1355 MANORWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-403-029	03/22/2022	3242 401	290,000	55,588

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	234,412	150,296	1.560

5702 LOFTWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-428-008	09/03/2021	3242 401	276,500	55,581

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	220,919	173,110	1.276

1407 GUNNINK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-428-009	08/20/2021	3242 401	297,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	242,000	160,544	1.507

1417 MANORWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-426-016	07/16/2021	3242 401	289,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	234,000	160,268	1.460

5689 GATEWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-427-044	12/22/2020	3242 401	245,000	56,612

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	188,388	130,542	1.443

1313 MANORWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-403-020	09/24/2020	3242 401	217,900	55,675

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	71	162,225	151,091	1.074

1541 GUNNINK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-426-030	07/29/2020	3242 401	225,000	57,065

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	167,935	129,954	1.292

5665 LOFTWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-403-030	06/19/2020	3242 401	221,000	55,414

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	165,586	149,401	1.108

Neighborhoods Used: 3242.WHISPERING HILLS: NEWEST PHASES

1490 GUNNINK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-32-440-021	05/22/2020 3242	401	200,000	61,430

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	138,570	155,069	0.894

Neighborhoods Used: 3242.WHISPERING HILLS: NEWEST PHASES

<<<<<<<<<< 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	320,812	320,812	320,812	320,812	320,812	320,812
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	435,907	435,907	435,907	435,907	435,907	435,907
TRI-LEVEL	603,557	603,557	603,557	603,557	603,557	603,557
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,360,276
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	476,000	476,000	476,000	476,000	476,000	476,000
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	561,370	561,370	561,370	561,370	561,370	561,370
TRI-LEVEL	716,665	716,665	716,665	716,665	716,665	716,665
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,754,035
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	0	11.35	14.02	1.017
After Application of E.C.F.s		8.90	12.35	1.011

<<<<<<< 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	1.484(2)	1.484(2)	1.484(2)	1.484(2)	1.484(2)	1.484(2)
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: 3242.WHISPERING HILLS: NEWEST PHASES

RANCH	1.288(3)	1.288(3)	1.288(3)	1.288(3)	1.288(3)	1.288(3)
TRI-LEVEL	1.187(4)	1.187(4)	1.187(4)	1.187(4)	1.187(4)	1.187(4)
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. : 1.289 (9)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3242 - WHISPERING HILLS: NEWEST PHASES

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: 3310.PRINCETON ESTATES: OLDER PHASES

1710 WATERBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-152-024	02/25/2022 3310	401	354,000	65,753

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	288,247	209,443	1.376

5510 WATERBURY PL SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-153-011	01/10/2022 3310	401	250,000	65,235

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	184,765	249,743	0.740

1844 WATERBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-178-005	12/28/2021 3310	401	348,000	66,724

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	281,276	269,970	1.042

1750 WATERBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-152-028	12/22/2021 3310	401	305,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	240,000	182,700	1.314

5321 QUEENSBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-104-019	11/16/2021 3310	401	305,000	73,955

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	231,045	172,204	1.342

1987 LOCKMERE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-130-005	10/28/2021 3310	401	325,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	260,000	260,814	0.997

5353 SURREY PL SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-104-030	10/12/2021 3310	401	305,353	65,926

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	239,427	242,755	0.986

1733 PEMBROKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-151-027	10/12/2021 3310	401	280,000	73,760

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	206,240	196,016	1.052

Neighborhoods Used: 3310.PRINCETON ESTATES: OLDER PHASES

1770 WATERBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-152-030	10/08/2021	3310 401	420,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	355,000	362,318	0.980

5482 LONDONDERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-106-012	09/13/2021	3310 401	290,000	65,261

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	224,739	287,303	0.782

1667 LOCKMERE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-101-018	08/26/2021	3310 401	309,000	65,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	243,198	254,583	0.955

1912 LOCKMERE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-105-028	08/18/2021	3310 401	360,000	74,336

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	285,664	296,862	0.962

5278 QUEENSBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-105-003	07/14/2021	3310 401	370,000	65,978

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	304,022	297,785	1.021

5509 WATERBURY PL SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-153-014	05/24/2021	3310 401	280,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	215,000	172,481	1.247

5313 QUEENSBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-104-018	05/18/2021	3310 401	320,000	66,225

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	253,775	304,215	0.834

5394 EFFINGHAM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-104-036	05/05/2021	3310 401	340,000	65,603

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	274,397	284,986	0.963

Neighborhoods Used: 3310.PRINCETON ESTATES: OLDER PHASES

5454 LONDONDERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-106-010	04/01/2021	3310 401	270,000	67,666

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	202,334	214,621	0.943

1618 PEMBROKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-152-001	03/15/2021	3310 401	275,000	55,703

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	219,297	232,883	0.942

5291 EFFINGHAM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-103-011	12/23/2020	3310 401	294,205	68,822

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	225,383	275,509	0.818

1740 WATERBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-152-027	10/21/2020	3310 401	235,000	65,453

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	169,547	230,891	0.734

1709 PEMBROKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-151-024	10/20/2020	3310 401	225,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	160,000	170,190	0.940

1962 WATERBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-129-002	08/28/2020	3310 401	250,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	185,000	276,489	0.669

5377 QUEENSBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-104-023	08/21/2020	3310 401	291,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	226,000	235,759	0.959

5289 LONDONDERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-101-027	08/07/2020	3310 401	289,000	66,355

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	222,645	250,494	0.889

Neighborhoods Used: 3310.PRINCETON ESTATES: OLDER PHASES

5397 LONDONDERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-151-011	08/05/2020	3310 401	199,900	65,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	134,204	195,950	0.685

2036 WATERBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-276-004	08/03/2020	3310 401	278,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	213,000	300,317	0.709

1710 WATERBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-152-024	07/23/2020	3310 401	263,000	65,753

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	197,247	209,443	0.942

5270 LONDONDERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-103-001	05/29/2020	3310 401	244,900	61,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	183,150	282,277	0.649

1680 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-101-005	05/15/2020	3310 401	215,000	56,788

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	158,212	182,689	0.866

Neighborhoods Used: 3310.PRINCETON ESTATES: OLDER PHASES

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	182,689	182,689	182,689	182,689	182,689	182,689
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	214,621	214,621	214,621	214,621	214,621	214,621
2-STORY	2,671,722	2,671,722	2,671,722	2,671,722	2,671,722	2,671,722
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	2,322,588	2,322,588	2,322,588	2,322,588	2,322,588	2,322,588
TRI-LEVEL	1,710,068	1,710,068	1,710,068	1,710,068	1,710,068	1,710,068
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 7,101,689
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	158,212	158,212	158,212	158,212	158,212	158,212
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	202,334	202,334	202,334	202,334	202,334	202,334
2-STORY	2,515,690	2,515,690	2,515,690	2,515,690	2,515,690	2,515,690
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	1,969,955	1,969,955	1,969,955	1,969,955	1,969,955	1,969,955
TRI-LEVEL	1,736,623	1,736,623	1,736,623	1,736,623	1,736,623	1,736,623
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 6,582,814
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
29	1	11.50	15.19	1.013
After Application of E.C.F.s		10.88	14.16	1.013

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0.866(1)	0.866(1)	0.866(1)	0.866(1)	0.866(1)	0.866(1)
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	0.943(1)	0.943(1)	0.943(1)	0.943(1)	0.943(1)	0.943(1)
2-STORY	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
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: 3310.PRINCETON ESTATES: OLDER PHASES

RANCH	0.848(9)	0.848(9)	0.848(9)	0.848(9)	0.848(9)	0.848(9)
TRI-LEVEL	1.016(8)	1.016(8)	1.016(8)	1.016(8)	1.016(8)	1.016(8)
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. : 0.927 (29)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3310 - PRINCETON ESTATES: OLDER PHASES

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: 3311.PRINCETON ESTATES: NEWER PHASES

2145 STOWEVALLEY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-280-010	03/09/2022 3311	401	450,100	71,379

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	378,721	315,392	1.201

5301 DISCOVERY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-228-020	03/04/2022 3311	401	365,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	295,000	268,206	1.100

2277 OLD DOMINION CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-228-025	03/04/2022 3311	401	385,000	71,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	71	314,000	321,989	0.975

2163 WATERBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-202-016	12/29/2021 3311	401	369,900	70,534

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	72	299,366	273,455	1.095

2085 WOLFBORO DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-276-019	11/15/2021 3311	401	311,000	71,579

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	239,421	233,484	1.025

2100 WOLFBORO DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-279-006	10/13/2021 3311	401	350,000	75,534

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	274,466	276,612	0.992

2210 STOWEVALLEY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-281-010	10/12/2021 3311	401	367,000	76,440

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	290,560	320,000	0.908

5536 STOWEHILL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-290-027	10/11/2021 3311	401	350,100	73,773

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	276,327	265,453	1.041

Neighborhoods Used: 3311.PRINCETON ESTATES: NEWER PHASES

2001 WOLFBORO DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-276-011	09/21/2021 3311	401	322,000	71,830

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	250,170	252,879	0.989

2249 BENTBROOK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-291-004	09/16/2021 3311	401	370,000	80,136

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	289,864	270,979	1.070

2249 BENTBROOK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-291-004	09/16/2021 3311	401	370,000	80,136

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	289,864	270,979	1.070

2136 STOWEVALLEY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-281-006	08/16/2021 3311	401	311,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	241,000	280,024	0.861

2064 GETTYSBURG DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-201-028	08/13/2021 3311	401	390,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	74	320,000	300,285	1.066

2206 WOLFBORO DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-280-008	07/30/2021 3311	401	326,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	256,000	260,711	0.982

1975 WILMONT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-181-001	07/06/2021 3311	401	347,050	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	277,050	235,360	1.177

2224 BENTBROOK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-291-012	05/06/2021 3311	401	385,000	73,573

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	311,427	347,488	0.896

Neighborhoods Used: 3311.PRINCETON ESTATES: NEWER PHASES

2240 STOWEVALLEY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-281-013	03/31/2021	3311 401	330,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	260,000	282,705	0.920

5237 STAUFFER AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-229-026	03/22/2021	3311 401	270,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	78	200,000	252,215	0.793

2240 BENTBROOK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-291-013	02/26/2021	3311 401	395,000	71,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	323,160	387,533	0.834

1815 PEMBROKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-179-007	01/08/2021	3311 401	360,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	290,000	276,211	1.050

5575 BENTBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-290-039	12/21/2020	3311 401	272,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	202,000	354,628	0.570

2286 WOLFBORO DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-280-026	11/20/2020	3311 401	292,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	222,000	266,814	0.832

2225 STOWEVALLEY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-280-016	11/20/2020	3311 401	310,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	240,000	285,009	0.842

2398 VICKSBURG CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-226-014	10/16/2020	3311 401	352,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	282,000	313,948	0.898

Neighborhoods Used: 3311.PRINCETON ESTATES: NEWER PHASES

5460 STOWEHILL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-290-031	10/15/2020 3311	401	270,000	72,977

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	197,023	270,224	0.729

2171 WATERBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-202-018	09/22/2020 3311	401	330,000	73,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	72	256,500	307,968	0.833

5564 STOWEHILL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-290-025	09/17/2020 3311	401	369,000	72,265

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	296,735	338,651	0.876

5580 BENTBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-291-011	08/21/2020 3311	401	250,000	74,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	175,600	237,805	0.738

5300 DISCOVERY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-229-012	08/05/2020 3311	401	307,000	70,605

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	236,395	295,889	0.799

1919 WILMONT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-180-003	08/03/2020 3311	401	275,000	70,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	204,304	274,595	0.744

2155 WATERBURY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-202-015	07/31/2020 3311	401	329,900	70,451

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	73	259,449	292,743	0.886

5500 BRATTLEBORO DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-279-009	07/07/2020 3311	401	309,000	72,203

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	236,797	352,837	0.671

Neighborhoods Used: 3311.PRINCETON ESTATES: NEWER PHASES

1875 WILMONT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-179-005	07/07/2020 3311	401	340,000	83,283

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	256,717	297,818	0.862

1975 WILMONT DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-181-001	06/19/2020 3311	401	275,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	205,000	235,360	0.871

2248 WOLFBORO DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-280-022	06/18/2020 3311	401	310,000	70,497

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	239,503	305,667	0.784

2237 BENTBROOK CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-291-003	04/24/2020 3311	401	245,000	70,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	175,000	250,585	0.698

5490 BRATTLEBORO DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-279-008	04/16/2020 3311	401	301,500	70,872

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	230,628	292,035	0.790

Neighborhoods Used: 3311.PRINCETON ESTATES: NEWER PHASES

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1,455,542	1,455,542	1,455,542	1,455,542	1,455,542	1,455,542
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	884,128	884,128	884,128	884,128	884,128	884,128
2-STORY	6,941,125	6,941,125	6,941,125	6,941,125	6,941,125	6,941,125
BI-LEVEL	250,585	250,585	250,585	250,585	250,585	250,585
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	1,133,156	1,133,156	1,133,156	1,133,156	1,133,156	1,133,156
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 : 10,664,536
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1,255,477	1,255,477	1,255,477	1,255,477	1,255,477	1,255,477
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	814,062	814,062	814,062	814,062	814,062	814,062
2-STORY	6,399,801	6,399,801	6,399,801	6,399,801	6,399,801	6,399,801
BI-LEVEL	175,000	175,000	175,000	175,000	175,000	175,000
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	947,707	947,707	947,707	947,707	947,707	947,707
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 : 9,592,047
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
37	0	10.25	13.17	1.013
After Application of E.C.F.s		9.99	12.25	1.011

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0.863(5)	0.863(5)	0.863(5)	0.863(5)	0.863(5)	0.863(5)
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	0.921(3)	0.921(3)	0.921(3)	0.921(3)	0.921(3)	0.921(3)
2-STORY	0.922(24)	0.922(24)	0.922(24)	0.922(24)	0.922(24)	0.922(24)
BI-LEVEL	0.698(1)	0.698(1)	0.698(1)	0.698(1)	0.698(1)	0.698(1)
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: 3311.PRINCETON ESTATES: NEWER PHASES

RANCH	0.836(4)	0.836(4)	0.836(4)	0.836(4)	0.836(4)	0.836(4)
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. : 0.899 (37)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3311 - PRINCETON ESTATES: NEWER PHASES

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

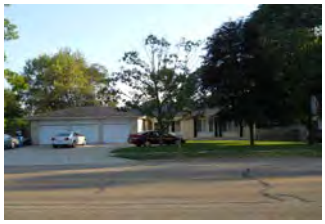
Neighborhoods Used: 3312.PRINCETON ESTATES: DUPLEXES

1701 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-28-353-029	08/27/2021 3312	401	330,000	59,236

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	270,764	221,889	1.220

Gross Rent = 2,186, Gross Rent Multiplier = 150.961



Neighborhoods Used: 3312.PRINCETON ESTATES: DUPLEXES

<<<<<<<<<< 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 : 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 : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
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: 3312.PRINCETON ESTATES: DUPLEXES

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. : 1.000 (0)
Gross Rent Multiplier: 150.961 (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): 3312 - PRINCETON ESTATES: DUPLEXES

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: 3320.PRINCETON MEADOWS

2262 YORKTOWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-292-004	09/17/2021 3320	401	292,000	66,023

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	225,977	153,800	1.469

2280 STOWEVALLEY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-297-007	07/02/2021 3320	401	330,000	65,845

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	70	264,155	240,955	1.096

5521 DISCOVERY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-296-001	06/18/2021 3320	401	312,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	247,000	194,121	1.272

5534 DISCOVERY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-299-003	06/04/2021 3320	401	290,000	66,468

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	223,532	172,112	1.299

2276 YORKTOWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-292-005	12/14/2020 3320	401	285,000	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	220,000	211,690	1.039

5560 DISCOVERY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-299-005	12/11/2020 3320	401	253,500	65,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	188,500	157,844	1.194

Neighborhoods Used: 3320.PRINCETON MEADOWS

<<<<<<<<<< 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	240,955	240,955	240,955	240,955	240,955	240,955
2-STORY	172,112	172,112	172,112	172,112	172,112	172,112
BI-LEVEL	153,800	153,800	153,800	153,800	153,800	153,800
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	405,811	405,811	405,811	405,811	405,811	405,811
TRI-LEVEL	157,844	157,844	157,844	157,844	157,844	157,844
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,130,522
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	264,155	264,155	264,155	264,155	264,155	264,155
2-STORY	223,532	223,532	223,532	223,532	223,532	223,532
BI-LEVEL	225,977	225,977	225,977	225,977	225,977	225,977
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	467,000	467,000	467,000	467,000	467,000	467,000
TRI-LEVEL	188,500	188,500	188,500	188,500	188,500	188,500
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,369,164
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	7.08	8.51	1.000
After Application of E.C.F.s		2.64	4.57	1.001

<<<<<<< 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	1.096(1)	1.096(1)	1.096(1)	1.096(1)	1.096(1)	1.096(1)
2-STORY	1.299(1)	1.299(1)	1.299(1)	1.299(1)	1.299(1)	1.299(1)
BI-LEVEL	1.469(1)	1.469(1)	1.469(1)	1.469(1)	1.469(1)	1.469(1)
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: 3320.PRINCETON MEADOWS

RANCH	1.151(2)	1.151(2)	1.151(2)	1.151(2)	1.151(2)	1.151(2)
TRI-LEVEL	1.194(1)	1.194(1)	1.194(1)	1.194(1)	1.194(1)	1.194(1)
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. : 1.211 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3320 - PRINCETON MEADOWS

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: 3330.SEC 33: OLDER PLATS IN SW 1/4

1835 JEFFREY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-305-019	03/30/2022	3330 401	350,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	290,000	216,291	1.341

5862 GLENMOOR DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-377-012	02/18/2022	3330 401	300,500	60,680

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	239,820	171,968	1.395

Gross Rent = 2,000, Gross Rent Multiplier = 150.250

1751 PINEKNOLL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-303-030	01/11/2022	3330 401	260,000	61,930

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	198,070	159,505	1.242

5868 PINETREE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-328-014	12/22/2021	3330 401	279,000	61,879

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	217,121	158,246	1.372

1754 GENTIAN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-303-020	12/17/2021	3330 401	239,900	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	179,900	144,709	1.243

2055 JAMESTOWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-401-014	12/17/2021	3330 401	320,000	60,384

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	70	259,616	221,330	1.173

1793 PINE BLUFF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-327-014	11/17/2021	3330 401	295,000	62,258

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	232,742	190,486	1.222

1966 FAWNWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-401-004	11/03/2021	3330 401	320,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	260,000	181,445	1.433

Neighborhoods Used: 3330.SEC 33: OLDER PLATS IN SW 1/4

5925 BRAMALEA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-375-008	10/28/2021 3330	401	300,000	65,920

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	234,080	153,169	1.528

2022 FAWNWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-403-036	10/22/2021 3330	401	300,000	93,186

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	206,814	188,866	1.095

5908 VALLEY LANE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-452-013	10/18/2021 3330	401	245,000	60,416

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	184,584	140,067	1.318

1958 CRESTMOOR CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-378-017	10/08/2021 3330	401	262,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	202,000	184,978	1.092

Gross Rent = 1,781, Gross Rent Multiplier = 147.108

1920 GLENMOOR CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-328-025	09/23/2021 3330	401	319,900	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	259,900	209,573	1.240

5849 BRAMALEA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-375-002	08/20/2021 3330	401	300,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	240,000	155,817	1.540

5717 S JAMESTOWN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-402-022	08/17/2021 3330	401	290,500	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	230,500	162,108	1.422

5894 CRESTMOOR DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-378-010	08/11/2021 3330	401	263,000	60,680

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	202,320	143,770	1.407

Gross Rent = 1,440, Gross Rent Multiplier = 182.639

Neighborhoods Used: 3330.SEC 33: OLDER PLATS IN SW 1/4

5685 JUANITA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-302-014	07/20/2021 3330	401	251,100	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	191,100	184,921	1.033

1969 JAMESTOWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-326-007	07/01/2021 3330	401	261,250	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	201,250	146,956	1.369

5776 APPLEVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-440-002	06/14/2021 3330	401	275,000	62,442

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	212,558	182,769	1.163

1842 GENTIAN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-303-027	06/14/2021 3330	401	280,000	62,442

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	217,558	177,462	1.226

5701 JUANITA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-302-015	06/10/2021 3330	401	225,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	165,000	145,418	1.135

1816 PINE BLUFF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-305-009	04/29/2021 3330	401	266,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	206,000	181,915	1.132

5991 VALLEY LANE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-451-027	04/27/2021 3330	401	278,000	60,692

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	217,308	178,255	1.219

Gross Rent = 2,016, Gross Rent Multiplier = 137.897

1919 GENTIAN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-301-028	12/29/2020 3330	401	169,900	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	109,900	154,889	0.710

Neighborhoods Used: 3330.SEC 33: OLDER PLATS IN SW 1/4

1808 PINE BLUFF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-305-008	12/18/2020 3330	401	225,000	61,529

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	163,471	171,219	0.955

2142 FAWNWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-403-015	12/11/2020 3330	401	247,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	187,000	169,788	1.101

5937 CRESTMOOR DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-377-016	11/25/2020 3330	401	220,000	61,360

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	158,640	182,703	0.868

Gross Rent = 2,055, Gross Rent Multiplier = 107.056

1633 GENTIAN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-301-002	11/10/2020 3330	401	243,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	183,000	188,579	0.970

5886 GLENMOOR DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-377-009	11/06/2020 3330	401	230,000	60,340

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	169,660	169,393	1.002

Gross Rent = 1,872, Gross Rent Multiplier = 122.863

1838 PINE BLUFF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-305-011	10/21/2020 3330	401	237,000	62,493

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	174,507	200,188	0.872

5762 APPLEVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-440-001	09/18/2020 3330	401	223,000	62,745

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	160,255	147,786	1.084

1790 GENTIAN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-303-024	09/09/2020 3330	401	225,000	60,262

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	164,738	124,743	1.321

Neighborhoods Used: 3330.SEC 33: OLDER PLATS IN SW 1/4

2025 FAWNWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-402-027	09/04/2020 3330	401	230,000	63,310

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	166,690	140,984	1.182

5662 RAMBLEWOOD AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-326-006	09/02/2020 3330	401	255,000	60,720

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	194,280	144,408	1.345

1710 PINEKNOLL DR SE

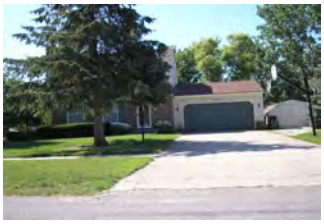
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-305-001	08/28/2020 3330	401	221,000	65,656

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	155,344	170,123	0.913

2172 FAWNWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-403-017	08/03/2020 3330	401	205,000	62,255

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	142,745	142,365	1.003



1726 PINEKNOLL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-305-004	07/31/2020 3330	401	219,500	62,312

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	157,188	189,459	0.830

5911 VALLEY LANE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-451-012	07/27/2020 3330	401	212,259	62,826

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	149,433	167,331	0.893

1935 GENTIAN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-301-029	07/14/2020 3330	401	228,000	47,626

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	180,374	174,277	1.035

1664 ELLORA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-304-013	06/23/2020 3330	401	184,900	60,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	124,760	181,608	0.687

Neighborhoods Used: 3330.SEC 33: OLDER PLATS IN SW 1/4

5748 PINETREE AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-328-004	06/22/2020 3330	401	230,000	68,394

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	161,606	143,573	1.126

5955 VALLEY LANE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-451-022	06/05/2020 3330	401	215,000	62,050

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	152,950	146,887	1.041

2131 FAWNWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-402-012	05/27/2020 3330	401	225,000	61,879

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	163,121	187,569	0.870

2141 FAWNWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-402-013	05/13/2020 3330	401	239,200	62,889

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	176,311	162,645	1.084

Neighborhoods Used: 3330.SEC 33: OLDER PLATS IN SW 1/4

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	221,330	221,330	221,330	221,330	221,330	221,330
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	3,212,201	3,212,201	3,212,201	3,212,201	3,212,201	3,212,201
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	1,678,674	1,678,674	1,678,674	1,678,674	1,678,674	1,678,674
TRI-LEVEL	1,297,267	1,297,267	1,297,267	1,297,267	1,297,267	1,297,267
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 6,409,473
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	259,616	259,616	259,616	259,616	259,616	259,616
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2-STORY	3,667,074	3,667,074	3,667,074	3,667,074	3,667,074	3,667,074
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	1,834,754	1,834,754	1,834,754	1,834,754	1,834,754	1,834,754
TRI-LEVEL	1,493,022	1,493,022	1,493,022	1,493,022	1,493,022	1,493,022
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 7,254,466
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
44	0	11.63	14.67	1.017
After Application of E.C.F.s		11.75	15.04	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	1.173(1)	1.173(1)	1.173(1)	1.173(1)	1.173(1)	1.173(1)
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	1.142(19)	1.142(19)	1.142(19)	1.142(19)	1.142(19)	1.142(19)
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: 3330.SEC 33: OLDER PLATS IN SW 1/4

RANCH	1.093(10)	1.093(10)	1.093(10)	1.093(10)	1.093(10)	1.093(10)
TRI-LEVEL	1.151(8)	1.151(8)	1.151(8)	1.151(8)	1.151(8)	1.151(8)
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. : 1.132 (38)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)
Gross Rent Multiplier: 141.302 (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): 3330 - SEC 33: OLDER PLATS IN SW 1/4

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: 3331.PENNYBROOK FARMS

1687 SUNNY LANE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-355-023	01/28/2022 3331	401	330,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	255,000	189,772	1.344

1760 JEFFREY ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-355-007	10/25/2021 3331	401	300,000	62,959

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	237,041	164,022	1.445

1688 SUNNY LANE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-355-024	04/20/2021 3331	401	252,000	78,267

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	173,733	178,936	0.971

Neighborhoods Used: 3331.PENNYBROOK FARMS

<<<<<<<<<< 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	164,022	164,022	164,022	164,022	164,022	164,022
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	368,708	368,708	368,708	368,708	368,708	368,708
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 : 532,730
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	237,041	237,041	237,041	237,041	237,041	237,041
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	428,733	428,733	428,733	428,733	428,733	428,733
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 : 665,774
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	10.97	14.98	1.013
After Application of E.C.F.s		8.01	9.79	1.011

<<<<<<< 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	1.445(1)	1.445(1)	1.445(1)	1.445(1)	1.445(1)	1.445(1)
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: 3331.PENNYBROOK FARMS

RANCH	1.163(2)	1.163(2)	1.163(2)	1.163(2)	1.163(2)	1.163(2)
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. : 1.250 (3)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3331 - PENNYBROOK FARMS

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: 3332.FALCON POINT & RIDGE GLEN SITES

Neighborhoods Used: 3340.SEC 33: NEWER PLATS S 1/2

5609 BENTBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-401-029	12/30/2021 3340	401	303,000	63,303

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	239,697	177,574	1.350

5938 APPLEVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-480-014	11/17/2021 3340	401	240,000	61,007

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	178,993	127,115	1.408

5621 BENTBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-401-028	10/14/2021 3340	401	290,000	59,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	230,958	211,677	1.091

5828 APPLEVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-480-001	09/28/2021 3340	401	259,700	58,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	200,898	164,192	1.224

5760 PROMISE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-435-007	08/27/2021 3340	401	295,500	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	237,500	148,299	1.601

5867 APPLEVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-485-005	07/30/2021 3340	401	249,900	61,438

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	188,462	147,778	1.275

5720 BENTBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-427-002	07/30/2021 3340	401	290,000	61,159

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	228,841	163,419	1.400

2317 BROOKFARM CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-480-023	07/27/2021 3340	401	290,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	232,000	140,991	1.645

Neighborhoods Used: 3340.SEC 33: NEWER PLATS S 1/2

5859 APPLEVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-485-004	07/14/2021 3340	401	300,000	61,085

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	238,915	189,209	1.263

5669 BENTBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-401-025	06/25/2021 3340	401	327,000	58,860

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	268,140	175,761	1.526

5737 PROMISE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-428-011	06/14/2021 3340	401	266,500	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	208,500	169,617	1.229

5865 BROOKFARM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-480-033	03/04/2021 3340	401	240,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	182,000	153,845	1.183

5961 WIND BROOK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-453-015	10/20/2020 3340	401	260,000	59,668

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	71	200,332	171,484	1.168

5837 BROOKFARM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-480-031	10/09/2020 3340	401	231,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	173,000	151,506	1.142

2182 JAMESTOWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-402-036	09/04/2020 3340	401	270,000	62,373

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	207,627	204,635	1.015

2250 JAMESTOWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-427-013	08/27/2020 3340	401	235,000	60,061

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	174,939	147,720	1.184

Neighborhoods Used: 3340.SEC 33: NEWER PLATS S 1/2

5876 APPLEVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-480-009	06/30/2020	3340 401	267,500	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	209,500	166,658	1.257

2140 SUMMER BROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-453-001	06/11/2020	3340 401	240,000	59,999

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	71	180,001	168,036	1.071

5763 PROMISE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-428-014	05/05/2020	3340 401	224,000	58,141

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	165,859	180,243	0.920

2234 JAMESTOWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-427-011	04/22/2020	3340 401	271,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	213,000	197,130	1.081

Neighborhoods Used: 3340.SEC 33: NEWER PLATS S 1/2

<<<<<<<<<< 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	171,484	171,484	171,484	171,484	171,484	171,484
2-STORY	699,027	699,027	699,027	699,027	699,027	699,027
BI-LEVEL	296,019	296,019	296,019	296,019	296,019	296,019
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	1,874,546	1,874,546	1,874,546	1,874,546	1,874,546	1,874,546
TRI-LEVEL	315,814	315,814	315,814	315,814	315,814	315,814
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,356,891
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	200,332	200,332	200,332	200,332	200,332	200,332
2-STORY	879,440	879,440	879,440	879,440	879,440	879,440
BI-LEVEL	412,439	412,439	412,439	412,439	412,439	412,439
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	2,298,488	2,298,488	2,298,488	2,298,488	2,298,488	2,298,488
TRI-LEVEL	368,463	368,463	368,463	368,463	368,463	368,463
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,159,162
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
20	0	8.61	11.03	1.007
After Application of E.C.F.s		8.74	10.94	1.006

<<<<<<< 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	1.168(1)	1.168(1)	1.168(1)	1.168(1)	1.168(1)	1.168(1)
2-STORY	1.258(4)	1.258(4)	1.258(4)	1.258(4)	1.258(4)	1.258(4)
BI-LEVEL	1.393(2)	1.393(2)	1.393(2)	1.393(2)	1.393(2)	1.393(2)
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: 3340.SEC 33: NEWER PLATS S 1/2

RANCH	1.226(11)	1.226(11)	1.226(11)	1.226(11)	1.226(11)	1.226(11)
TRI-LEVEL	1.167(2)	1.167(2)	1.167(2)	1.167(2)	1.167(2)	1.167(2)
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. : 1.239 (20)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3340 - SEC 33: NEWER PLATS S 1/2

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: 3340.SEC 33: NEWER PLATS S 1/2

5609 BENTBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-401-029	12/30/2021 3340	401	303,000	63,303

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	239,697	177,574	1.350

5938 APPLEVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-480-014	11/17/2021 3340	401	240,000	61,007

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	178,993	127,115	1.408

5621 BENTBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-401-028	10/14/2021 3340	401	290,000	59,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	230,958	211,677	1.091

5828 APPLEVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-480-001	09/28/2021 3340	401	259,700	58,802

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	200,898	164,192	1.224

5760 PROMISE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-435-007	08/27/2021 3340	401	295,500	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	237,500	148,299	1.601

5867 APPLEVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-485-005	07/30/2021 3340	401	249,900	61,438

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	188,462	147,778	1.275

5720 BENTBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-427-002	07/30/2021 3340	401	290,000	61,159

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	228,841	163,419	1.400

2317 BROOKFARM CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-480-023	07/27/2021 3340	401	290,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	232,000	140,991	1.645

Neighborhoods Used: 3340.SEC 33: NEWER PLATS S 1/2

5859 APPLEVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-485-004	07/14/2021 3340	401	300,000	61,085

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	238,915	189,209	1.263

5669 BENTBROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-401-025	06/25/2021 3340	401	327,000	58,860

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	268,140	175,761	1.526

5737 PROMISE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-428-011	06/14/2021 3340	401	266,500	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	208,500	169,617	1.229

5865 BROOKFARM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-480-033	03/04/2021 3340	401	240,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	182,000	153,845	1.183

5961 WIND BROOK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-453-015	10/20/2020 3340	401	260,000	59,668

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	71	200,332	171,484	1.168

5837 BROOKFARM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-480-031	10/09/2020 3340	401	231,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	173,000	151,506	1.142

2182 JAMESTOWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-402-036	09/04/2020 3340	401	270,000	62,373

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	207,627	204,635	1.015

2250 JAMESTOWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-427-013	08/27/2020 3340	401	235,000	60,061

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	174,939	147,720	1.184

Neighborhoods Used: 3340.SEC 33: NEWER PLATS S 1/2

5876 APPLEVIEW DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-480-009	06/30/2020 3340	401	267,500	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	209,500	166,658	1.257

2140 SUMMER BROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-453-001	06/11/2020 3340	401	240,000	59,999

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	71	180,001	168,036	1.071

5763 PROMISE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-428-014	05/05/2020 3340	401	224,000	58,141

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	165,859	180,243	0.920

2234 JAMESTOWN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-33-427-011	04/22/2020 3340	401	271,000	58,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	213,000	197,130	1.081

Neighborhoods Used: 3340.SEC 33: NEWER PLATS S 1/2

<<<<<<<<<< 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	171,484	171,484	171,484	171,484	171,484	171,484
2-STORY	699,027	699,027	699,027	699,027	699,027	699,027
BI-LEVEL	296,019	296,019	296,019	296,019	296,019	296,019
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	1,874,546	1,874,546	1,874,546	1,874,546	1,874,546	1,874,546
TRI-LEVEL	315,814	315,814	315,814	315,814	315,814	315,814
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,356,891
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	200,332	200,332	200,332	200,332	200,332	200,332
2-STORY	879,440	879,440	879,440	879,440	879,440	879,440
BI-LEVEL	412,439	412,439	412,439	412,439	412,439	412,439
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	2,298,488	2,298,488	2,298,488	2,298,488	2,298,488	2,298,488
TRI-LEVEL	368,463	368,463	368,463	368,463	368,463	368,463
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,159,162
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
20	0	8.61	11.03	1.007
After Application of E.C.F.s		8.74	10.94	1.006

<<<<<<< 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	1.168(1)	1.168(1)	1.168(1)	1.168(1)	1.168(1)	1.168(1)
2-STORY	1.258(4)	1.258(4)	1.258(4)	1.258(4)	1.258(4)	1.258(4)
BI-LEVEL	1.393(2)	1.393(2)	1.393(2)	1.393(2)	1.393(2)	1.393(2)
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: 3340.SEC 33: NEWER PLATS S 1/2

RANCH	1.226(11)	1.226(11)	1.226(11)	1.226(11)	1.226(11)	1.226(11)
TRI-LEVEL	1.167(2)	1.167(2)	1.167(2)	1.167(2)	1.167(2)	1.167(2)
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. : 1.239 (20)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3340 - SEC 33: NEWER PLATS S 1/2

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: 3431.BRETONFIELD PRESERVE & FIELDS OF BRETON

5872 BIRDSONG CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-455-026	12/12/2021 3431	401	316,000	82,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	233,500	249,864	0.935

5868 KIVERTON RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-374-062	10/18/2021 3431	401	305,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	89	230,000	203,041	1.133

2744 PLOVER DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-382-004	10/01/2021 3431	401	325,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	97	250,000	243,711	1.026

5849 KIVERTON RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-374-059	08/31/2021 3431	401	304,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	93	229,000	247,676	0.925

5896 SABLE RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-374-012	07/30/2021 3431	401	345,000	76,824

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	87	268,176	221,979	1.208

5914 SABLE RIDGE DR SE

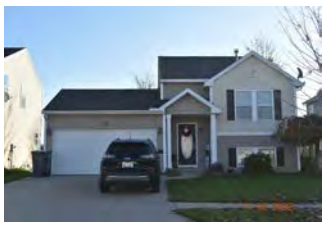
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-374-010	06/04/2021 3431	401	322,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	90	247,000	226,760	1.089

5828 KIVERTON RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-374-067	05/07/2021 3431	401	252,500	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	87	177,500	156,673	1.133



5876 KIVERTON RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-374-083	12/30/2020 3431	401	270,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	89	195,000	195,619	0.997

Neighborhoods Used: 3431.BRETONFIELD PRESERVE & FIELDS OF BRETON

5833 SABLE RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-374-026	12/29/2020 3431	401	243,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	87	168,000	170,301	0.986

5921 KIVERTON RIDGE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-374-074	11/12/2020 3431	401	280,000	76,321

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	91	203,679	212,719	0.958

2679 PLOVER DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-380-005	09/28/2020 3431	401	290,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	97	215,000	239,337	0.898

Neighborhoods Used: 3431.BRETONFIELD PRESERVE & FIELDS OF BRETON

<<<<<<<<<< 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	1,765,524	1,765,524	1,765,524	1,765,524	1,765,524	1,765,524
BI-LEVEL	352,292	352,292	352,292	352,292	352,292	352,292
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	249,864	249,864	249,864	249,864	249,864	249,864
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 : 2,367,680
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,810,855	1,810,855	1,810,855	1,810,855	1,810,855	1,810,855
BI-LEVEL	372,500	372,500	372,500	372,500	372,500	372,500
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	233,500	233,500	233,500	233,500	233,500	233,500
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 : 2,416,855
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	0	5.68	6.98	1.002
After Application of E.C.F.s		5.37	6.47	1.003

<<<<<<< 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	1.026(8)	1.026(8)	1.026(8)	1.026(8)	1.026(8)	1.026(8)
BI-LEVEL	1.057(2)	1.057(2)	1.057(2)	1.057(2)	1.057(2)	1.057(2)
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: 3431.BRETONFIELD PRESERVE & FIELDS OF BRETON

RANCH	0.935(1)	0.935(1)	0.935(1)	0.935(1)	0.935(1)	0.935(1)
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. : 1.021 (11)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3431 - BRETONFIELD PRESERVE & FIELDS OF BRETON

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: 3435.PARIS PARK, WING AREA

5540 WING AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-200-061	08/23/2021 3435	401	481,500	118,999

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	349,735	250,282	1.397

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	12766	9135	1.397

5450 WING AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-200-051	07/23/2021 3435	401	408,000	78,257

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	329,743	228,117	1.445

3200 PARIS PARK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-429-011	07/06/2021 3435	401	290,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	230,000	171,932	1.338

3132 PARIS PARK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-429-006	11/10/2020 3435	401	260,000	61,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	198,958	166,855	1.192

3151 PARIS PARK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-426-012	06/15/2020 3435	401	214,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	154,000	183,142	0.841

3211 PARIS PARK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-302-001	06/12/2020 3435	401	235,000	60,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	175,000	187,039	0.936

Neighborhoods Used: 3435.PARIS PARK, WING AREA

<<<<<<<<<< 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	171,932	171,932	171,932	171,932	171,932	171,932
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	661,541	661,541	661,541	661,541	661,541	661,541
TRI-LEVEL	353,894	353,894	353,894	353,894	353,894	353,894
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,187,367
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 9,135
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	230,000	230,000	230,000	230,000	230,000	230,000
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	833,478	833,478	833,478	833,478	833,478	833,478
TRI-LEVEL	373,958	373,958	373,958	373,958	373,958	373,958
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,437,436
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 12,766
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	13.83	16.22	1.040
After Application of E.C.F.s		11.95	15.89	1.032

<<<<<<< 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	1.338(1)	1.338(1)	1.338(1)	1.338(1)	1.338(1)	1.338(1)
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: 3435.PARIS PARK, WING AREA

RANCH	1.260(3)	1.260(3)	1.260(3)	1.260(3)	1.260(3)	1.260(3)
TRI-LEVEL	1.057(2)	1.057(2)	1.057(2)	1.057(2)	1.057(2)	1.057(2)
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. : 1.211 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.397 (1)
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): 3435 - PARIS PARK, WING AREA

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: 3440.LINDENWOOD (PVT) AREA & WING PVT RD

5924 WING AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-476-038	10/29/2021 3440	401	375,000	94,120

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	280,880	305,837	0.918

3145 LINDENWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-34-476-005	06/16/2020 3440	401	300,000	82,800

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	217,200	229,487	0.946

Neighborhoods Used: 3440.LINDENWOOD (PVT) AREA & WING PVT RD

<<<<<<<<<< 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	305,837	305,837	305,837	305,837	305,837	305,837
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	229,487	229,487	229,487	229,487	229,487	229,487
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 : 535,324
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	280,880	280,880	280,880	280,880	280,880	280,880
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	217,200	217,200	217,200	217,200	217,200	217,200
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 : 498,080
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	1.20	1.72	0.999
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	0.918(1)	0.918(1)	0.918(1)	0.918(1)	0.918(1)	0.918(1)
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: 3440.LINDENWOOD (PVT) AREA & WING PVT RD

RANCH	0.946(1)	0.946(1)	0.946(1)	0.946(1)	0.946(1)	0.946(1)
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. : 0.930 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3440 - LINDENWOOD (PVT) AREA & WING PVT RD

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

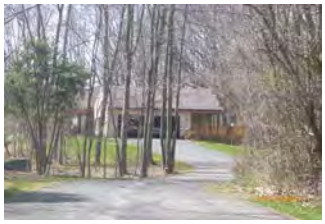
Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 3510.SETTLERS PASS (PVT) AREA

5461 SETTLERS PASS SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-151-001	09/15/2021 3510	401	458,000	133,858

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	324,142	317,348	1.021



3556 52ND ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-176-003	05/08/2020 3510	401	418,000	97,430

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	320,570	346,243	0.926

Neighborhoods Used: 3510.SETTLERS PASS (PVT) AREA

<<<<<<<<<< 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	346,243	346,243	346,243	346,243	346,243	346,243
TRI-LEVEL	317,348	317,348	317,348	317,348	317,348	317,348
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 663,591
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	320,570	320,570	320,570	320,570	320,570	320,570
TRI-LEVEL	324,142	324,142	324,142	324,142	324,142	324,142
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 644,712
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	3.59	5.27	1.002
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: 3510.SETTLERS PASS (PVT) AREA

RANCH	0.926(1)	0.926(1)	0.926(1)	0.926(1)	0.926(1)	0.926(1)
TRI-LEVEL	1.021(1)	1.021(1)	1.021(1)	1.021(1)	1.021(1)	1.021(1)
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. : 0.972 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3510 - SETTLERS PASS (PVT) AREA

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: 3520.BAILEYS GROVE: HOMETOWN PLATS

5489 BOXWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-255-021	12/08/2021 3520	401	315,000	67,470

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	76	247,530	194,105	1.275

5326 S ELDERBERRY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-201-024	12/01/2021 3520	401	349,900	68,321

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	281,579	219,800	1.281

3680 WEST GROVE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-251-009	11/19/2021 3520	401	357,000	82,279

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	274,721	198,943	1.381

5875 WEST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-383-006	10/08/2021 3520	401	360,000	67,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	80	293,000	210,584	1.391

5246 N ELDERBERRY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-201-005	09/24/2021 3520	401	308,000	68,879

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	74	239,121	178,951	1.336

3673 MAPLEHURST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-405-016	09/10/2021 3520	401	310,000	70,964

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	83	239,036	221,717	1.078

3674 RUNNING BROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-451-036	08/31/2021 3520	401	345,000	67,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	82	278,000	217,874	1.276

5586 WEST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-251-014	08/05/2021 3520	401	310,000	67,485

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77	242,515	198,063	1.224

Neighborhoods Used: 3520.BAILEYS GROVE: HOMETOWN PLATS

5438 BOXWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-255-029	07/01/2021 3520	401	357,000	71,982

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	285,018	214,494	1.329

3677 S FALLING LEAF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-406-012	06/30/2021 3520	401	321,000	67,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	80	254,000	215,865	1.177

5311 S ELDERBERRY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-201-035	06/25/2021 3520	401	350,000	67,392

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	79	282,608	223,701	1.263

5325 S ELDERBERRY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-201-021	06/11/2021 3520	401	345,000	67,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	278,000	211,007	1.317

3591 RUNNING BROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-376-030	04/20/2021 3520	401	325,000	67,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	81	258,000	211,447	1.220

3762 MAYBERRY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-255-014	04/09/2021 3520	401	348,000	67,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	281,000	217,967	1.289

5640 EAST FALLING LEAF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-402-019	03/31/2021 3520	401	284,000	67,587

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	79	216,413	171,570	1.261

3659 MAPLEHURST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-405-012	03/03/2021 3520	401	325,000	67,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	258,000	234,201	1.102

Neighborhoods Used: 3520.BAILEYS GROVE: HOMETOWN PLATS

5478 BOXWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-255-033	12/14/2020 3520	401	270,000	69,584

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	76	200,416	175,306	1.143

3667 S FALLING LEAF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-406-013	10/13/2020 3520	401	280,000	67,587

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	78	212,413	190,420	1.115

5867 WEST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-383-004	10/09/2020 3520	401	284,000	68,879

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	80	215,121	223,736	0.961

5618 EAST FALLING LEAF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-402-021	10/09/2020 3520	401	275,000	80,882

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	78	194,118	184,441	1.052

5515 BOXWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-255-018	10/02/2020 3520	401	295,000	69,442

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	225,558	214,869	1.050

5271 N ELDERBERRY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-201-013	09/30/2020 3520	401	295,000	69,370

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	225,630	221,174	1.020

5845 EAST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-451-015	09/01/2020 3520	401	227,000	69,061

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	80	157,939	169,581	0.931

3668 MAPLEHURST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-330-030	08/07/2020 3520	401	281,000	67,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	214,000	225,625	0.948

Neighborhoods Used: 3520.BAILEYS GROVE: HOMETOWN PLATS

3624 MAPLEHURST DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-330-026	07/31/2020 3520	401	275,000	69,585

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	85	205,415	233,977	0.878

3705 S FALLING LEAF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-406-009	07/31/2020 3520	401	267,000	67,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	79	200,000	216,549	0.924

3629 FALLING LEAF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-403-001	07/28/2020 3520	401	260,000	67,587

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77	192,413	181,105	1.062

5871 WEST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-383-005	07/20/2020 3520	401	230,000	67,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	80	163,000	230,314	0.708

5646 EAST FALLING LEAF DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-402-018	07/20/2020 3520	401	265,000	67,488

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	79	197,512	210,656	0.938

5291 S ELDERBERRY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-201-015	07/01/2020 3520	401	275,000	67,587

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	207,413	177,130	1.171

3675 WEST GROVE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-251-007	06/30/2020 3520	401	254,500	69,289

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77	185,211	184,829	1.002

5586 WEST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-251-014	06/15/2020 3520	401	259,900	67,485

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77	192,415	198,063	0.971

Neighborhoods Used: 3520.BAILEYS GROVE: HOMETOWN PLATS

3646 RUNNING BROOK DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-451-032	04/30/2020 3520	401	284,000	74,692

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	82	209,308	237,450	0.881

5259 N ELDERBERRY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-201-012	04/29/2020 3520	401	270,500	67,587

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	202,913	166,582	1.218

Neighborhoods Used: 3520.BAILEYS GROVE: HOMETOWN PLATS

<<<<<<<<<< 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	5,134,613	5,134,613	5,134,613	5,134,613	5,134,613	5,134,613
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	1,847,483	1,847,483	1,847,483	1,847,483	1,847,483	1,847,483
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 6,982,096
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	5,767,953	5,767,953	5,767,953	5,767,953	5,767,953	5,767,953
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	2,041,383	2,041,383	2,041,383	2,041,383	2,041,383	2,041,383
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 7,809,336
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
34	0	10.25	12.45	1.012
After Application of E.C.F.s		10.34	12.66	1.012

<<<<<<< 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	1.123(24)	1.123(24)	1.123(24)	1.123(24)	1.123(24)	1.123(24)
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: 3520.BAILEYS GROVE: HOMETOWN PLATS

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.105(10)	1.105(10)	1.105(10)	1.105(10)	1.105(10)	1.105(10)
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. : 1.118 (34)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3520 - BAILEYS GROVE: HOMETOWN PLATS

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: 3521.BAILEYS GROVE: DESIGNER PLATS

5670 S MEADOWGROVE LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-328-010	03/03/2022 3521	401	500,000	104,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	78	395,500	295,981	1.336

3549 MEADOWGROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-327-005	02/17/2022 3521	401	470,000	97,089

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	372,911	352,419	1.058

5533 NORTH MEADOWGROVE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-177-012	10/02/2021 3521	401	463,000	104,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	81	358,500	380,198	0.943

5581 NORTH MEADOWGROVE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-177-008	09/15/2021 3521	401	385,000	95,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	81	290,000	361,127	0.803

3405 NORTH MEADOWGROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-177-010	09/14/2021 3521	401	405,000	96,967

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	81	308,033	355,207	0.867

3443 MEADOWGROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-328-003	06/29/2021 3521	401	405,000	99,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	78	305,250	350,095	0.872

5667 S MEADOWGROVE LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-328-008	06/22/2021 3521	401	520,000	111,474

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	79	408,526	430,432	0.949

3569 NORTH MEADOWGROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-177-024	05/20/2021 3521	401	400,000	110,651

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	81	289,349	404,615	0.715

Neighborhoods Used: 3521.BAILEYS GROVE: DESIGNER PLATS

3494 MEADOWGROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-328-015	12/15/2020 3521	401	348,800	95,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	253,800	349,515	0.726

3513 BIRCH KNOLL DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-326-017	11/17/2020 3521	401	360,000	97,749

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	79	262,251	326,513	0.803

3507 MEADOWGROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-327-002	10/26/2020 3521	401	326,000	99,897

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	78	226,103	310,508	0.728

5592 NORTH MEADOWGROVE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-177-006	10/13/2020 3521	401	335,000	106,553

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	81	228,447	341,726	0.669

3558 MEADOWGROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-328-020	04/22/2020 3521	401	336,000	95,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	79	241,000	380,835	0.633

Neighborhoods Used: 3521.BAILEYS GROVE: DESIGNER PLATS

<<<<<<<<<< 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	4,639,169	4,639,169	4,639,169	4,639,169	4,639,169	4,639,169
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 : 4,639,169
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	3,939,670	3,939,670	3,939,670	3,939,670	3,939,670	3,939,670
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 : 3,939,670
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	0	11.01	14.13	1.019
After Application of E.C.F.s		10.98	14.08	1.019

<<<<<<< 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	0.849(13)	0.849(13)	0.849(13)	0.849(13)	0.849(13)	0.849(13)
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: 3521.BAILEYS GROVE: DESIGNER PLATS

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. : 0.849 (13)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3521 - BAILEYS GROVE: DESIGNER PLATS

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: 3523.BAILEYS GROVE: AMERICANA PLATS

5727 WEST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-329-001	02/25/2022 3523	401	385,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	310,000	232,122	1.336

5705 WEST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-326-008	02/15/2022 3523	401	416,000	76,010

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	79	339,990	267,453	1.271

5450 WEST HEATHWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-252-018	08/18/2021 3523	401	397,000	75,476

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	76	321,524	262,254	1.226

5384 EAST HEATHWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-253-002	06/25/2021 3523	401	360,000	76,846

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	74	283,154	216,584	1.307

5828 WEST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-376-013	10/30/2020 3523	401	290,000	75,482

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	214,518	247,496	0.867

5416 EAST HEATHWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-253-010	09/18/2020 3523	401	315,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	74	240,000	211,569	1.134

5491 WEST HEATHWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-254-005	07/06/2020 3523	401	330,275	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	255,275	315,976	0.808

5423 EAST HEATHWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-252-003	04/24/2020 3523	401	300,000	75,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	225,000	228,341	0.985

Neighborhoods Used: 3523.BAILEYS GROVE: AMERICANA PLATS

3550 LONG GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-376-017	04/16/2020 3523	401	319,000	75,501

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	80	243,499	252,187	0.966

5413 WEST HEATHWOOD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-254-014	04/01/2020 3523	401	300,000	78,551

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	221,449	238,803	0.927

Neighborhoods Used: 3523.BAILEYS GROVE: AMERICANA PLATS

<<<<<<<<<< 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	2,261,216	2,261,216	2,261,216	2,261,216	2,261,216	2,261,216
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	211,569	211,569	211,569	211,569	211,569	211,569
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,472,785
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	2,414,409	2,414,409	2,414,409	2,414,409	2,414,409	2,414,409
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	240,000	240,000	240,000	240,000	240,000	240,000
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,654,409
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	0	11.82	14.64	1.013
After Application of E.C.F.s		11.45	14.35	1.013

<<<<<<< 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	1.068(9)	1.068(9)	1.068(9)	1.068(9)	1.068(9)	1.068(9)
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: 3523.BAILEYS GROVE: AMERICANA PLATS

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.134(1)	1.134(1)	1.134(1)	1.134(1)	1.134(1)	1.134(1)
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. : 1.073 (10)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3523 - BAILEYS GROVE: AMERICANA PLATS

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: 3524.BAILEYS GROVE: COUNTRYSIDE PLATS

3788 TIMBERLAKE CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-457-029	03/31/2022 3524	401	330,000	62,360

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	92	267,640	196,009	1.365

5555 EAST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-257-001	02/28/2022 3524	401	350,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	76	288,000	191,721	1.502

5815 HICKORY HILL CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-434-007	01/14/2022 3524	401	289,900	63,588

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77	226,312	164,497	1.376

5644 EAST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-427-005	01/14/2022 3524	401	292,000	63,632

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	76	228,368	186,224	1.226

3910 WEST DE BLAAY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-431-006	01/12/2022 3524	401	300,000	63,007

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	236,993	167,205	1.417

3854 WEST DE BLAAY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-427-014	12/23/2021 3524	401	265,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	79	203,000	158,732	1.279

5756 SUGARBERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-425-014	12/20/2021 3524	401	279,000	62,482

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	78	216,518	152,832	1.417

3734 WEST SUGARBERRY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-404-023	10/28/2021 3524	401	275,000	62,482

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	78	212,518	150,699	1.410

Neighborhoods Used: 3524.BAILEYS GROVE: COUNTRYSIDE PLATS

5680 EAST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-427-011	10/22/2021 3524	401	290,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	228,000	177,014	1.288

5721 EAST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-430-012	09/10/2021 3524	401	290,500	64,114

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	76	226,386	181,110	1.250

5762 SUGARBERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-425-013	07/28/2021 3524	401	284,800	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77	222,800	153,659	1.450

3846 WEST DE BLAAY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-427-015	07/23/2021 3524	401	330,000	63,007

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	79	266,993	169,737	1.573

3847 WEST DE BLAAY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-427-026	07/22/2021 3524	401	300,100	65,462

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	79	234,638	161,178	1.456

5579 EAST DE BLAAY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-428-020	07/09/2021 3524	401	310,000	74,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	83	235,600	191,463	1.231

5876 TIMBERLAKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-455-045	06/18/2021 3524	401	292,000	64,238

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	227,762	249,332	0.913

5929 EAST TIMBERLAKE LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-455-057	06/04/2021 3524	401	295,000	65,100

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	88	229,900	170,468	1.349

Neighborhoods Used: 3524.BAILEYS GROVE: COUNTRYSIDE PLATS

5755 EAST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-430-024	05/21/2021 3524	401	300,000	64,398

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	235,602	186,071	1.266

5725 SUGARBERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-404-025	04/30/2021 3524	401	270,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	79	208,000	168,337	1.236

5920 TIMBERLAKE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-455-050	04/29/2021 3524	401	315,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	253,000	219,002	1.155

5584 EAST DE BLAAY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-428-035	04/23/2021 3524	401	321,250	62,627

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	82	258,623	188,227	1.374

5643 EAST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-430-001	04/23/2021 3524	401	280,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	218,000	157,505	1.384

5665 EAST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-430-005	04/02/2021 3524	401	240,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	76	178,000	150,944	1.179

5573 EAST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-257-003	03/19/2021 3524	401	306,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	75	244,000	197,844	1.233

5677 SUGARBERRY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-402-008	03/12/2021 3524	401	260,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	78	198,000	201,580	0.982

Neighborhoods Used: 3524.BAILEYS GROVE: COUNTRYSIDE PLATS

3732 CEDAR LANDING DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-457-011	03/08/2021 3524	401	274,000	58,900

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	85	215,100	167,267	1.286

3822 WEST DE BLAAY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-427-019	02/08/2021 3524	401	245,000	69,927

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	79	175,073	161,654	1.083

5763 EAST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-430-022	12/21/2020 3524	401	237,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	78	175,000	160,744	1.089

3723 WEST SUGARBERRY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-404-019	11/19/2020 3524	401	239,900	71,825

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	78	168,075	156,159	1.076

5733 EAST GROVE DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-430-013	11/18/2020 3524	401	249,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	76	187,000	143,724	1.301

3921 WEST DE BLAAY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-428-007	11/12/2020 3524	401	235,000	64,889

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	170,111	141,974	1.198

3643 AUTUMN CREST LN SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-456-022	10/23/2020 3524	401	235,000	68,722

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	82	166,278	162,351	1.024

5776 HICKORY HILL CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-434-015	09/21/2020 3524	401	235,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	76	173,000	153,030	1.130

Neighborhoods Used: 3524.BAILEYS GROVE: COUNTRYSIDE PLATS

5952 EAST TIMBERLAKE LN SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-477-003	09/02/2020	3524	401	252,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	89	190,000	182,036	1.044

3766 CEDAR LANDING DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-457-015	08/18/2020	3524	401	274,900	64,570

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	83	210,330	187,286	1.123

5783 HICKORY HILL CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-434-002	08/14/2020	3524	401	245,000	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77	183,000	158,796	1.152

5776 SUGARBERRY DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-425-009	08/07/2020	3524	401	286,000	71,300

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	214,700	183,038	1.173

5757 EAST GROVE DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-430-023	07/10/2020	3524	401	239,000	64,889

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77	174,111	160,259	1.086

5570 EAST GROVE DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-258-003	07/02/2020	3524	401	287,500	65,578

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	77	221,922	247,465	0.897

5868 TIMBERLAKE DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-455-044	05/27/2020	3524	401	305,000	66,361

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	238,639	237,860	1.003

5807 HICKORY HILL CT SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-434-005	05/22/2020	3524	401	237,500	62,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	76	175,500	160,204	1.095

Neighborhoods Used: 3524.BAILEYS GROVE: COUNTRYSIDE PLATS

5646 EAST DE BLAAY CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-432-004	04/20/2020 3524	401	246,500	70,914

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77	175,586	167,846	1.046

Neighborhoods Used: 3524.BAILEYS GROVE: COUNTRYSIDE PLATS

<<<<<<<<<< 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	3,636,157	3,636,157	3,636,157	3,636,157	3,636,157	3,636,157
BI-LEVEL	715,779	715,779	715,779	715,779	715,779	715,779
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	2,871,151	2,871,151	2,871,151	2,871,151	2,871,151	2,871,151
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 7,223,088
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	4,200,016	4,200,016	4,200,016	4,200,016	4,200,016	4,200,016
BI-LEVEL	902,640	902,640	902,640	902,640	902,640	902,640
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	3,655,422	3,655,422	3,655,422	3,655,422	3,655,422	3,655,422
ZERO LOT LINE	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 8,758,078
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
41	0	8.74	10.60	1.006
After Application of E.C.F.s		8.51	10.19	1.007

<<<<<<< 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	1.155(19)	1.155(19)	1.155(19)	1.155(19)	1.155(19)	1.155(19)
BI-LEVEL	1.261(4)	1.261(4)	1.261(4)	1.261(4)	1.261(4)	1.261(4)
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: 3524.BAILEYS GROVE: COUNTRYSIDE PLATS

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.273(18)	1.273(18)	1.273(18)	1.273(18)	1.273(18)	1.273(18)
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. : 1.213 (41)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3524 - BAILEYS GROVE: COUNTRYSIDE PLATS

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: 3525.BAILEYS GROVE: CONDOS ON OLD ELM

3944 OLD ELM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-202-097	12/30/2021 3525	401	225,000	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	77	177,000	193,934	0.913

3780 OLD ELM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-202-049	12/06/2021 3525	401	238,335	48,472

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	75	189,863	217,121	0.874

3962 OLD ELM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-202-124	09/17/2021 3525	401	220,000	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	78	172,000	160,665	1.071

3893 OLD ELM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-202-115	06/23/2021 3525	401	245,000	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	78	197,000	201,867	0.976

3843 OLD ELM DR SE

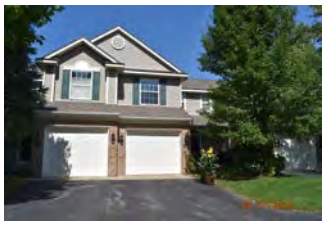
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-202-100	05/24/2021 3525	401	243,000	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	77	195,000	223,693	0.872

3785 OLD ELM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-202-037	05/21/2021 3525	401	241,000	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	76	193,000	191,123	1.010



3861 OLD ELM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-202-106	05/12/2021 3525	401	281,750	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	77	233,750	237,571	0.984

3891 OLD ELM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-202-114	04/23/2021 3525	401	269,100	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	78	221,100	244,043	0.906

Neighborhoods Used: 3525.BAILEYS GROVE: CONDOS ON OLD ELM

3990 OLD ELM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-202-131	10/16/2020 3525	401	206,000	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	77	158,000	202,650	0.780

3855 OLD ELM DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-202-105	07/31/2020 3525	401	217,000	48,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	77	169,000	225,762	0.749

Neighborhoods Used: 3525.BAILEYS GROVE: CONDOS ON OLD ELM

<<<<<<<<<< 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	1,350,056	1,350,056	1,350,056	1,350,056	1,350,056	1,350,056
CONDO 2 ST	748,372	748,372	748,372	748,372	748,372	748,372
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 : 2,098,428
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,205,713	1,205,713	1,205,713	1,205,713	1,205,713	1,205,713
CONDO 2 ST	700,000	700,000	700,000	700,000	700,000	700,000
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 : 1,905,713
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	0	6.88	8.61	1.003
After Application of E.C.F.s		6.63	8.47	1.005

<<<<<<< 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	0.893(6)	0.893(6)	0.893(6)	0.893(6)	0.893(6)	0.893(6)
CONDO 2 ST	0.935(4)	0.935(4)	0.935(4)	0.935(4)	0.935(4)	0.935(4)
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: 3525.BAILEYS GROVE: CONDOS ON OLD ELM

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. : 0.908 (10)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3525 - BAILEYS GROVE: CONDOS ON OLD ELM

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: 3527.PARIS MEADOWS CONDOMINIUMS

3891 BRANAGAN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-290-036	09/02/2021 3527	401	279,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	94	224,000	216,887	1.033

3836 BRANAGAN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-290-054	01/20/2021 3527	401	280,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	95	225,000	222,982	1.009

3889 BRANAGAN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-290-035	10/16/2020 3527	401	287,500	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	94	232,500	224,404	1.036

3879 BRANAGAN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-290-037	10/05/2020 3527	401	330,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	94	275,000	269,264	1.021

3814 BRANAGAN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-290-059	09/25/2020 3527	401	315,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	96	260,000	255,621	1.017

Neighborhoods Used: 3527.PARIS MEADOWS CONDOMINIUMS

<<<<<<<<<< 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	1,189,158	1,189,158	1,189,158	1,189,158	1,189,158	1,189,158
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 : 1,189,158
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,216,500	1,216,500	1,216,500	1,216,500	1,216,500	1,216,500
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 : 1,216,500
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	0.66	0.79	1.000
After Application of E.C.F.s		0.67	0.80	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	1.023(5)	1.023(5)	1.023(5)	1.023(5)	1.023(5)	1.023(5)
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: 3527.PARIS MEADOWS CONDOMINIUMS

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. : 1.023 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3527 - PARIS MEADOWS CONDOMINIUMS

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

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

Neighborhoods Used: 3535.BAILEYS GROVE: SOUTH CONDOS

3483 SOUTH LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-091	12/30/2021 3535	401	290,000	55,474

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	80	234,526	231,556	1.013

5982 EAST LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-065	12/15/2021 3535	401	220,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	81	165,000	192,011	0.859

5920 WEST LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-033	12/01/2021 3535	401	251,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	79	196,000	192,999	1.016

5959 WEST LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-022	10/22/2021 3535	401	305,000	55,468

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	79	249,532	228,666	1.091

5958 EAST LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-060	10/08/2021 3535	401	266,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	80	211,000	242,886	0.869

3482 SOUTH LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-073	09/22/2021 3535	401	240,000	52,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	82	187,750	196,256	0.957

5939 WEST LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-019	09/03/2021 3535	401	290,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	79	235,000	245,849	0.956

5923 EAST LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-045	04/02/2021 3535	401	215,000	55,468

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	79	159,532	190,075	0.839

Neighborhoods Used: 3535.BAILEYS GROVE: SOUTH CONDOS

5918 WEST LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-034	03/24/2021 3535	401	205,000	55,468

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	79	149,532	170,554	0.877

3496 SOUTH LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-070	01/15/2021 3535	401	210,000	52,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	80	157,750	185,592	0.850

3469 SOUTH LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-090	09/24/2020 3535	401	253,000	55,480

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	81	197,520	212,775	0.928

5924 WEST LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-032	06/18/2020 3535	401	230,000	55,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 1 ST	79	175,000	230,159	0.760

3491 SOUTH LYN HAVEN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-381-094	06/09/2020 3535	401	210,000	55,474

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO 2 ST	80	154,526	208,116	0.743

Neighborhoods Used: 3535.BAILEYS GROVE: SOUTH 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	1,523,887	1,523,887	1,523,887	1,523,887	1,523,887	1,523,887
CONDO 2 ST	1,203,605	1,203,605	1,203,605	1,203,605	1,203,605	1,203,605
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 : 2,727,492
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	1,413,584	1,413,584	1,413,584	1,413,584	1,413,584	1,413,584
CONDO 2 ST	1,059,084	1,059,084	1,059,084	1,059,084	1,059,084	1,059,084
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 : 2,472,668
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	0	6.77	8.48	1.008
After Application of E.C.F.s		6.39	8.25	1.007

<<<<<<< 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	0.928(7)	0.928(7)	0.928(7)	0.928(7)	0.928(7)	0.928(7)
CONDO 2 ST	0.880(6)	0.880(6)	0.880(6)	0.880(6)	0.880(6)	0.880(6)
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: 3535.BAILEYS GROVE: SOUTH 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. : 0.907 (13)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3535 - BAILEYS GROVE: SOUTH 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: 3536.BAILEYS GROVE: VILLAS OF BAILEYS

5947 MILL POINT CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-390-032	11/12/2021 3536	401	377,000	72,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84	305,000	340,795	0.895

5983 MILL POINT CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-18-35-390-027	06/05/2020 3536	401	285,000	68,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	216,600	285,759	0.758

Neighborhoods Used: 3536.BAILEYS GROVE: VILLAS OF BAILEYS

<<<<<<<<<< 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	626,554	626,554	626,554	626,554	626,554	626,554
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 : 626,554
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 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	521,600	521,600	521,600	521,600	521,600	521,600
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 : 521,600
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	5.94	8.94	1.009
After Application of E.C.F.s		6.10	9.19	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: 3536.BAILEYS GROVE: VILLAS OF BAILEYS

RANCH	0.832(2)	0.832(2)	0.832(2)	0.832(2)	0.832(2)	0.832(2)
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. : 0.832 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
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): 3536 - BAILEYS GROVE: VILLAS OF BAILEYS

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