

Neighborhoods Used: 1SF02.NE RESIDENTIAL GRP 2

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
24	0	8.15	10.81	1.002
After Application of E.C.F.s		7.88	10.61	1.002

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)
CONTEMP	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)
GARAGE ONLY	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)
MANUFACTURED	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)
QUAD-LEVEL	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)
RANCH	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)
TRI-LEVEL	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)
TWO-STORY	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)
	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)	0.798 (24)

Single Family E.C.F. : 0.798 (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)

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<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
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Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 1SF02 - NE RESIDENTIAL GRP 2

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 1SF03.NE RESIDENTIAL GRP 3

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	0	5.93	9.12	1.003
After Application of E.C.F.s		5.94	9.13	1.003

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)
CONTEMP	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)
GARAGE ONLY	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)
MANUFACTURED	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)
QUAD-LEVEL	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)
RANCH	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)
TRI-LEVEL	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)
TWO-STORY	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)
	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)	1.008 (9)

Single Family E.C.F. : 1.008 (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)

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<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
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Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 1SF03 - NE RESIDENTIAL GRP 3

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 1SF04.NE RESIDENTIAL GRP 4

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
42	0	13.10	16.93	1.023	
After Application of E.C.F.s		13.09	16.97	1.023	

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)
CONTEMP	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)
GARAGE ONLY	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)
MANUFACTURED	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)
QUAD-LEVEL	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)
RANCH	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)
TRI-LEVEL	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)
TWO-STORY	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)
	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)	1.057 (42)

Single Family E.C.F.	: 1.057 (42)
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)

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<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
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Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 1SF04 - NE RESIDENTIAL GRP 4

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 1SF05.NE RESIDENTIAL GRP 5

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
32	0	13.38	16.21	0.994
After Application of E.C.F.s		13.37	16.25	0.994

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)
CONTEMP	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)
GARAGE ONLY	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)
MANUFACTURED	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)
QUAD-LEVEL	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)
RANCH	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)
TRI-LEVEL	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)
TWO-STORY	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)
	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)	1.022 (32)

Single Family E.C.F. : 1.022 (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)

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<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
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Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 1SF05 - NE RESIDENTIAL GRP 5

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 1SF14.NE RESIDENTIAL GRP 4A

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
68	0	13.91	18.13	1.011	
After Application of E.C.F.s		13.95	18.17	1.010	

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)
CONTEMP	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)
GARAGE ONLY	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)
MANUFACTURED	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)
QUAD-LEVEL	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)
RANCH	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)
TRI-LEVEL	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)
TWO-STORY	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)
	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)	1.047 (68)

Single Family E.C.F.	: 1.047 (68)
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)

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

```

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 1SF14 - NE RESIDENTIAL GRP 4A

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

04:35 PM

DB: City Of Portage Current

Neighborhoods Used: 2SF01.NW RESIDENTIAL GRP 1

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	0	12.26	14.36	1.009
After Application of E.C.F.s		11.57	13.80	1.009

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)
CONTEMP	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)
GARAGE ONLY	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)
MANUFACTURED	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)
QUAD-LEVEL	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)
RANCH	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)
TRI-LEVEL	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)
TWO-STORY	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)
	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)	0.677 (8)

Single Family E.C.F. : 0.677 (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)

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<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
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Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2SF01 - NW RESIDENTIAL GRP 1

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF1A.NW RESIDENTIAL GRP 1A

6719 OLEANDER LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09223-041-O		05/25/2022	2SF1A	401	825,000	96,542
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	73	728,458	1,095,263	0.665	



6914 OLEANDER LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09220-014-A		04/27/2022	2SF1A	401	775,000	115,038
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	69	659,962	859,207	0.768	



2227 PRESERVE BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00005-218-O		07/12/2021	2SF1A	401	1,200,000	173,912
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	84	1,026,088	1,550,414	0.662	



6824 OLEANDER LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09222-019-O		05/21/2021	2SF1A	401	640,000	84,938
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	74	555,062	812,204	0.683	



Neighborhoods Used: 2SF1A.NW RESIDENTIAL GRP 1A

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	3.87	6.62	0.995
After Application of E.C.F.s		3.57	6.12	0.995

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)
CONTEMP	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)
GARAGE ONLY	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)
MANUFACTURED	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)
QUAD-LEVEL	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)
RANCH	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)
TRI-LEVEL	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)
TWO-STORY	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)
	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)	0.688 (4)

Single Family E.C.F. : 0.688 (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      >>>>>>>>>>>>
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```

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2SF1A - NW RESIDENTIAL GRP 1A

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF02.NW RESIDENTIAL GRP 2

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
27	0	10.94	13.23	1.008
After Application of E.C.F.s		10.88	13.19	1.008

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)
CONTEMP	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)
GARAGE ONLY	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)
MANUFACTURED	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)
QUAD-LEVEL	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)
RANCH	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)
TRI-LEVEL	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)
TWO-STORY	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)
	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)	0.745 (27)

Single Family E.C.F. : 0.745 (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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2SF02 - NW RESIDENTIAL GRP 2

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF2A.NW RESIDENTIAL GRP 2A

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
47	0	9.25	11.60	0.991
After Application of E.C.F.s		8.87	11.01	0.993

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)
CONTEMP	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)
GARAGE ONLY	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)
MANUFACTURED	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)
QUAD-LEVEL	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)
RANCH	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)
TRI-LEVEL	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)
TWO-STORY	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)
	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)	0.756(47)

Single Family E.C.F. : 0.756 (47)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2SF2A - NW RESIDENTIAL GRP 2A

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

04:41 PM

DB: City Of Portage Current

Neighborhoods Used: 2SF03.NW RESIDENTIAL GRP 3

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
85	0	10.82	13.08	1.004
After Application of E.C.F.s		10.79	13.04	1.005

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)
CONTEMP	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)
GARAGE ONLY	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)
MANUFACTURED	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)
QUAD-LEVEL	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)
RANCH	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)
TRI-LEVEL	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)
TWO-STORY	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)
	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)	0.844 (85)

Single Family E.C.F.	: 0.844 (85)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2SF03 - NW RESIDENTIAL GRP 3

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

6213 PEACHTREE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07623-164-O 03/30/2023 2SF04 401 206,000 36,917
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 54 169,083 102,621 1.648



1407 SUSSEX ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01722-147-O 03/10/2023 2SF04 401 212,000 44,294
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 66 167,706 148,533 1.129



6827 MARLOW ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06541-138-O 03/06/2023 2SF04 401 221,500 39,753
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 181,747 190,630 0.953



4433 WESTFIELD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08760-018-O 03/02/2023 2SF04 401 165,500 38,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 71 127,000 96,111 1.321



7311 WRENBURY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05341-034-O 03/02/2023 2SF04 401 245,000 37,534
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 207,466 131,739 1.575



6845 BRATCHER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07081-039-O 02/09/2023 2SF04 401 133,000 39,241
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 93,759 109,099 0.859



5801 DOWNING ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08764-183-O 02/03/2023 2SF04 401 170,000 38,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 131,500 101,481 1.296



6804 BLUEGRASS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06540-010-O 01/13/2023 2SF04 401 240,000 38,223
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 201,777 153,928 1.311



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

1713 BELLAIRE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-266-O		01/13/2023		2SF04 401	248,030	40,835
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		207,195	203,821	1.017



6328 SURREY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01726-368-O		01/10/2023		2SF04 401	265,000	48,481
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		216,519	211,234	1.025



4508 CEDARCREST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08765-209-O		12/15/2022		2SF04 401	165,000	42,775
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		122,225	116,586	1.048



6119 LONGVIEW ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-002-O		12/14/2022		2SF04 401	165,000	36,917
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	67		128,083	131,253	0.976



6509 SUSSEX ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03200-001-O		11/29/2022		2SF04 401	291,000	47,740
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77		243,260	266,587	0.912



6839 BLUEGRASS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-029-O		11/18/2022		2SF04 401	215,000	37,880
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		177,120	126,642	1.399



722 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07080-001-O		11/18/2022		2SF04 401	165,750	45,016
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		120,734	132,363	0.912



4205 CEDARCREST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08763-129-O		11/02/2022		2SF04 401	207,000	45,416
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		161,584	172,747	0.935



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

2627 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04260-007-0		11/01/2022		2SF04 401	220,000	42,662
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		177,338	129,559	1.369



6710 FESCUE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-057-0		10/24/2022		2SF04 401	165,000	39,824
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		125,176	126,374	0.991



6337 MARLOW ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01723-153-0		10/14/2022		2SF04 401	300,000	45,280
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		254,720	190,528	1.337



1624 WHITBY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01726-365-0		10/14/2022		2SF04 401	249,900	42,078
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		207,822	193,283	1.075



7570 CURRY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00016-455-0		10/07/2022		2SF04 401	179,000	55,072
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		123,928	124,795	0.993



6825 CROMWELL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01302-046-0		09/26/2022		2SF04 401	385,000	47,274
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		337,726	328,855	1.027



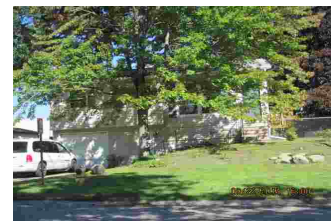
1816 GREENVIEW AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-075-0		09/23/2022		2SF04 401	198,500	37,880
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		160,620	130,283	1.233



5723 DOWNING ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08764-188-0		09/16/2022		2SF04 401	146,059	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		107,559	122,910	0.875



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

6435 AVON ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
01722-107-O		09/15/2022		2SF04	401
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66	143,975	171,942	0.837



7034 MARFIELD ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
07800-032-O		09/09/2022		2SF04	401
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63	201,734	138,342	1.458



1723 CARLSBROOK LN					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
09485-166-O		08/31/2022		2SF04	401
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	64	227,618	168,370	1.352



1712 SUFFOLK AVE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
01726-378-O		08/26/2022		2SF04	401
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66	242,468	195,697	1.239



428 PECAN AVE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
07620-011-O		08/23/2022		2SF04	401
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	71	170,851	130,610	1.308



6717 MANHATTAN ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
06541-170-O		08/17/2022		2SF04	401
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66	236,989	227,285	1.043



1614 ROMENCE RD					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
04020-044-O		08/12/2022		2SF04	401
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57	204,228	131,664	1.551



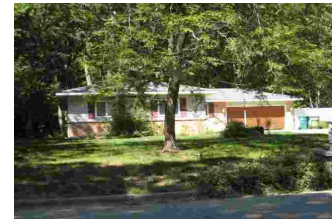
6230 HAMPTON ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
01724-240-O		08/12/2022		2SF04	401
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66	231,510	224,342	1.032



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

1404 HARDWICK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01302-040-O		08/09/2022		2SF04 401	265,000	47,499
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		217,501	225,960	0.963



6328 PEACHTREE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07623-162-O		08/01/2022		2SF04 401	205,000	36,757
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	66		168,243	155,039	1.085



7429 ROCKFORD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09482-074-O		07/29/2022		2SF04 401	212,000	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		173,500	114,488	1.515



1326 SUSSEX ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01722-125-O		07/29/2022		2SF04 401	259,000	38,691
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		220,309	168,862	1.305



7048 ROCKFORD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09480-007-O		07/28/2022		2SF04 401	225,000	38,939
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		186,061	135,583	1.372



6833 MANHATTAN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06541-160-O		07/27/2022		2SF04 401	299,901	43,154
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		256,747	183,124	1.402



6348 AVON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01722-134-O		07/26/2022		2SF04 401	270,000	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		231,500	189,040	1.225



7137 BALFOUR DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05342-062-O		07/22/2022		2SF04 401	180,000	42,241
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		137,759	122,628	1.123



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

1705 REDSTOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09484-121-O		07/20/2022		2SF04 401	230,000	44,047
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	74		185,953	180,449	1.031



1313 DEVON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01721-077-O		07/19/2022		2SF04 401	244,000	43,328
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	74		200,672	165,768	1.211



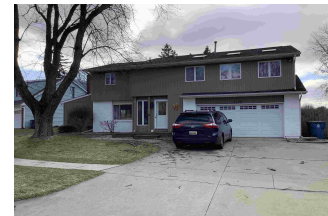
1619 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09480-001-O		07/14/2022		2SF04 401	232,000	38,939
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		193,061	154,475	1.250



6128 MARLOW ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-312-O		07/11/2022		2SF04 401	275,000	49,975
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	64		225,025	225,091	1.000



1915 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06060-002-O		07/08/2022		2SF04 401	299,900	62,904
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		236,996	168,353	1.408



6607 SUSSEX ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03200-007-O		07/01/2022		2SF04 401	286,500	44,764
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		241,736	216,448	1.117



6344 HAMPTON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-231-O		06/30/2022		2SF04 401	290,000	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		251,500	183,974	1.367



1619 BELLAIRE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-270-O		06/21/2022		2SF04 401	270,000	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		231,500	172,476	1.342



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

6224 PEACHTREE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07623-153-O 06/21/2022 2SF04 401 200,000 37,814
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 63 162,186 139,644 1.161



7233 S 12TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04380-013-O 06/15/2022 2SF04 401 230,000 53,435
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 176,565 154,537 1.143



6750 MARLOW ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06541-116-O 06/14/2022 2SF04 401 287,900 42,514
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 245,386 183,938 1.334



1200 SCHURING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00016-350-O 06/07/2022 2SF04 401 330,000 76,466
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 89 253,534 271,855 0.933



5924 STRATFORD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08760-014-O 05/27/2022 2SF04 401 165,000 44,434
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 120,566 94,229 1.279



6211 OAKLAND DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-070-B 05/27/2022 2SF04 401 240,000 51,532
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 83 188,468 181,540 1.038



6904 CORNELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07081-031-O 05/20/2022 2SF04 401 236,745 39,241
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 197,504 116,544 1.695



1613 BELLAIRE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01724-271-O 05/20/2022 2SF04 401 306,500 38,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 66 268,000 209,127 1.282



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

6031 AVON ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
01720-027-O		05/11/2022	2SF04	401	240,000	39,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	63	201,000	163,510	1.229	



4324 W MILHAM AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
08760-004-O		05/06/2022	2SF04	401	155,000	42,123
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	67	112,877	98,711	1.144	



6245 SURREY ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
01726-338-O		05/06/2022	2SF04	401	259,000	43,767
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	66	215,233	166,355	1.294	



7432 GREGG CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
00016-330-B		05/03/2022	2SF04	401	255,000	59,734
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	195,266	171,663	1.137	



1405 HARDWICK AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
01302-039-O		04/29/2022	2SF04	401	312,000	58,170
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	63	253,830	300,346	0.845	



985 WOODLAND DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
00016-230-D		04/18/2022	2SF04	401	308,000	62,893
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	245,107	272,564	0.899	



6418 HAMPTON ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
01724-228-O		04/15/2022	2SF04	401	240,000	40,528
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	66	199,472	175,599	1.136	



5935 DOWNING ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
08760-008-O		04/13/2022	2SF04	401	190,000	38,829
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	72	151,171	114,069	1.325	



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

4402 BEECHMOUNT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08763-120-0 04/08/2022 2SF04 401 229,400 39,482
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 189,918 111,699 1.700



1806 REDSTOCK AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09484-115-0 04/07/2022 2SF04 401 238,000 42,951
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 64 195,049 170,204 1.146



1803 WOODLAND DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09485-193-0 03/31/2022 2SF04 401 227,000 42,112
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 64 184,888 191,216 0.967



1217 EDINGTON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01722-109-0 03/30/2022 2SF04 401 240,000 42,368
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 66 197,632 167,704 1.178



5936 DOWNING ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08760-010-0 03/30/2022 2SF04 401 165,000 39,925
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 125,075 90,962 1.375



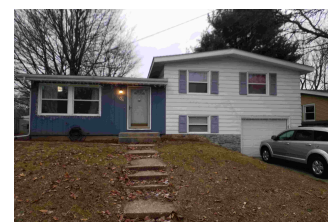
6138 MARLOW ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01724-311-0 03/18/2022 2SF04 401 293,500 38,927
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 254,573 194,014 1.312



6727 S 12TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01060-001-0 03/15/2022 2SF04 401 205,000 47,430
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 157,570 158,991 0.991



504 SOUTHLAND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07620-056-0 03/11/2022 2SF04 401 210,000 36,725
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 66 173,275 129,369 1.339



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

6337 HAMPTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01724-258-O	03/10/2022 2SF04	401	245,900	38,939
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	58	206,961	173,968
				E.C.F. 1.190



5829 S 12TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08761-052-O	02/18/2022 2SF04	401	150,000	39,718
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	110,282	120,448
				E.C.F. 0.916



5729 DOWNING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08764-187-O	02/11/2022 2SF04	401	180,000	39,842
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	140,158	99,763
				E.C.F. 1.405



6826 BRATCHER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07081-053-O	02/04/2022 2SF04	401	240,000	49,005
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	190,995	217,565
				E.C.F. 0.878



5828 STRATFORD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08763-098-O	02/02/2022 2SF04	401	120,000	39,264
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	80,736	82,985
				E.C.F. 0.973



1727 GREENVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06540-025-O	02/01/2022 2SF04	401	184,300	37,880
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	146,420	146,538
				E.C.F. 0.999



1331 SUSSEX ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01722-146-O	01/31/2022 2SF04	401	251,000	40,571
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	66	210,429	162,866
				E.C.F. 1.292



4623 ROMENCE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-084-C	01/26/2022 2SF04	401	360,000	64,371
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	295,629	254,869
				E.C.F. 1.160



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

1406 EDINGTON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01723-169-0		01/24/2022		2SF04 401	239,900	39,461
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		200,439	166,127	1.207



1720 COLCHESTER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09483-090-0		01/21/2022		2SF04 401	235,000	38,040
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	64		196,960	148,407	1.327



4231 CEDARCREST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08763-132-0		01/21/2022		2SF04 401	194,400	39,782
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		154,618	110,382	1.401



1710 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04020-040-0		01/21/2022		2SF04 401	140,000	40,534
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		99,466	109,197	0.911



6844 MARLOW ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06541-123-0		12/30/2021		2SF04 401	210,000	45,391
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		164,609	173,483	0.949



5819 DOWNING ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08764-180-0		12/23/2021		2SF04 401	195,000	41,419
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		153,581	115,171	1.334



6904 KEYSTONE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07082-062-0		12/15/2021		2SF04 401	205,000	41,876
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		163,124	165,619	0.985



810 FLAMINGO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-030-0		12/03/2021		2SF04 401	200,000	40,235
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	83		159,765	193,236	0.827



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

4507 BEECHMOUNT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08763-112-0		11/24/2021		2SF04 401	200,000	43,025
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		156,975	146,494	1.072



6031 BRADFORD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01725-326-0		11/22/2021		2SF04 401	250,000	41,918
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77		208,082	216,870	0.959



1820 WOODLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09485-182-0		11/19/2021		2SF04 401	217,500	41,712
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	69		175,788	151,331	1.162



4602 CEDARCREST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08765-206-0		11/19/2021		2SF04 401	213,000	41,712
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		171,288	159,877	1.071



6101 AVON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01720-024-0		11/19/2021		2SF04 401	216,000	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		177,500	148,281	1.197



7052 MARFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07800-031-0		11/18/2021		2SF04 401	209,600	43,257
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		166,343	166,579	0.999



6722 FESCUE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-059-0		11/08/2021		2SF04 401	189,683	37,880
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		151,803	140,307	1.082



414 SOUTHLAND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-052-0		11/02/2021		2SF04 401	155,000	35,665
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		119,335	121,379	0.983



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

6349 SUSSEX ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01722-119-O		11/01/2021		2SF04 401	230,000	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		191,500	191,122	1.002



6504 HAMPTON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-222-O		11/01/2021		2SF04 401	241,500	39,064
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		202,436	223,219	0.907



6141 DEVON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01721-071-O		10/28/2021		2SF04 401	240,000	39,506
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77		200,494	196,802	1.019



419 PECAN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-048-O		10/27/2021		2SF04 401	165,000	35,665
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		129,335	128,869	1.004



4615 CEDARCREST AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08765-200-O		10/26/2021		2SF04 401	184,900	42,117
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		142,783	137,412	1.039



1416 ROMENCE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01300-010-O		10/25/2021		2SF04 401	243,000	38,263
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		204,737	185,141	1.106



510 SOUTHLAND AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-057-O		10/22/2021		2SF04 401	186,500	39,463
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		147,037	127,111	1.157



1408 HARDWICK AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00009-070-O		10/14/2021		2SF04 401	297,100	51,792
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	67		245,308	243,557	1.007



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

1803 HAVERHILL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06540-098-O	10/07/2021 2SF04	401	215,000	42,385
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	172,615	120,553
				E.C.F. 1.432



5818 DOWNING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08764-161-O	10/06/2021 2SF04	401	155,000	47,673
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	107,327	96,092
				E.C.F. 1.117



6813 BRATCHER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07081-054-O	09/28/2021 2SF04	401	185,900	42,514
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	143,386	122,374
				E.C.F. 1.172



428 SCHURING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00016-160-O	09/24/2021 2SF04	401	177,500	35,982
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	141,518	150,669
				E.C.F. 0.939



1529 WOODLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07800-018-O	09/22/2021 2SF04	401	235,000	41,712
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	193,288	185,367
				E.C.F. 1.043



6623 BLUEGRASS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06540-048-O	09/22/2021 2SF04	401	185,000	50,987
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	134,013	132,157
				E.C.F. 1.014



7214 WRENBURY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05341-048-O	09/17/2021 2SF04	401	192,500	37,880
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	154,620	114,394
				E.C.F. 1.352



6303 SURREY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01726-339-O	09/16/2021 2SF04	401	250,000	44,209
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	66	205,791	186,278
				E.C.F. 1.105



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

5849 STRATFORD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08760-027-0		09/15/2021		2SF04 401	160,000	44,671
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		115,329	100,029	1.153



727 FLAMINGO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-032-0		09/13/2021		2SF04 401	190,000	47,776
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	73		142,224	149,837	0.949



6546 MARLOW ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01723-193-0		09/13/2021		2SF04 401	200,000	44,927
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	55		155,073	185,152	0.838



725 W MILHAM AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07621-107-0		09/10/2021		2SF04 401	170,000	32,419
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		137,581	117,910	1.167



7105 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06060-008-0		09/10/2021		2SF04 401	233,000	63,209
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		169,791	206,253	0.823



6746 BLUEGRASS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-009-0		09/09/2021		2SF04 401	178,000	38,223
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		139,777	120,956	1.156



6716 BLUEGRASS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-004-0		09/03/2021		2SF04 401	225,000	38,223
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		186,777	134,272	1.391



6217 DEVON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01721-075-0		09/03/2021		2SF04 401	200,000	43,865
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		156,135	171,673	0.909



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

6417 SURREY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01726-348-O		09/02/2021		2SF04 401	265,500	43,848
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76		221,652	237,829	0.932



7040 BALFOUR DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05342-072-O		09/02/2021		2SF04 401	200,000	43,788
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		156,212	137,232	1.138



6136 AVON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01721-095-O		08/31/2021		2SF04 401	233,186	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		194,686	174,253	1.117



7224 STARBROOK ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09485-143-O		08/27/2021		2SF04 401	170,000	42,334
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		127,666	147,957	0.863



6107 LONGVIEW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-004-O		08/24/2021		2SF04 401	200,000	40,177
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79		159,823	198,492	0.805



6816 FESCUE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-066-O		08/23/2021		2SF04 401	205,000	39,755
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	73		165,245	147,561	1.120



6144 DEVON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01721-068-O		07/28/2021		2SF04 401	245,000	39,354
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		205,646	161,973	1.270



6838 MARLOW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06541-122-O		07/26/2021		2SF04 401	242,500	40,571
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		201,929	219,496	0.920



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

1408 ROMENCE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01300-011-O	07/02/2021 2SF04	401	198,000	37,686
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	160,314	172,100
				E.C.F.
				0.932



1710 SCHURING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09482-060-O	07/01/2021 2SF04	401	180,000	38,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	141,500	116,826
				E.C.F.
				1.211



7106 STARBROOK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09485-151-O	07/01/2021 2SF04	401	215,000	49,075
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	165,925	132,160
				E.C.F.
				1.255



5736 ALTEN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08763-117-O	06/28/2021 2SF04	401	200,000	39,048
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	160,952	110,589
				E.C.F.
				1.455



1607 BELLAIRE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01724-272-O	06/25/2021 2SF04	401	250,000	38,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	66	211,500	213,085
				E.C.F.
				0.993



7040 WRENBURY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05340-018-O	06/21/2021 2SF04	401	229,000	42,071
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	186,929	119,154
				E.C.F.
				1.569



6346 SURREY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01726-357-O	06/17/2021 2SF04	401	276,250	53,566
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	66	222,684	214,864
				E.C.F.
				1.036



1405 KELVERE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07802-049-O	06/14/2021 2SF04	401	250,000	42,951
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	65	207,049	217,286
				E.C.F.
				0.953



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

6322 PEACHTREE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07623-161-O 06/14/2021 2SF04 401 217,000 36,757
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 66 180,243 151,997 1.186



6113 LONGVIEW ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07620-003-O 06/04/2021 2SF04 401 190,000 36,917
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 71 153,083 135,413 1.130



6028 BRADFORD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01725-331-O 05/28/2021 2SF04 401 285,000 45,511
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 239,489 211,778 1.131



714 SUNBRIGHT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07621-085-O 05/25/2021 2SF04 401 211,000 36,021
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 73 174,979 194,833 0.898



6317 HAMPTON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01724-261-O 05/13/2021 2SF04 401 245,000 43,562
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 77 201,438 223,800 0.900



7122 BALFOUR DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05342-076-O 05/10/2021 2SF04 401 185,650 42,279
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 79 143,371 172,394 0.832



7141 CARLSBROOK LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09485-163-O 04/16/2021 2SF04 401 225,000 41,986
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 64 183,014 182,587 1.002



6405 SUSSEX ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01722-118-O 04/09/2021 2SF04 401 205,000 38,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 66 166,500 169,767 0.981



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

6910 KEYSTONE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07082-063-0		04/08/2021	2SF04	401	182,500	39,241
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	66	143,259	126,713	1.131	



Neighborhoods Used: 2SF04.NW RESIDENTIAL GRP 4

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
145	0	11.30	13.35	1.004
After Application of E.C.F.s		11.42	13.49	1.004

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)
CONTEMP	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)
GARAGE ONLY	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)
MANUFACTURED	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)
QUAD-LEVEL	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)
RANCH	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)
TRI-LEVEL	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)
TWO-STORY	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)
	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)	1.110 (145)

Single Family E.C.F.	:	1.110	(145)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2SF04 - NW RESIDENTIAL GRP 4

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF06.NW RESIDENTIAL GRP 5

6750 ORCHARD MEADOW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05381-041-O		03/20/2023		2SF06 401	290,000	37,165
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		252,835	267,987	0.943



7141 SPARROW RIDGE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07160-011-O		01/19/2023		2SF06 401	285,000	37,608
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		247,392	281,979	0.877



5601 BAY MEADOW TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03195-021-O		11/23/2022		2SF06 401	317,500	44,254
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	82		273,246	333,550	0.819



1116 SOMERSET BLUFF TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05380-030-O		11/08/2022		2SF06 401	350,000	35,085
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		314,915	331,678	0.949



6731 EDGEFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00481-053-O		11/03/2022		2SF06 401	295,000	46,222
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		248,778	268,547	0.926



6695 EDGEFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00480-001-O		11/02/2022		2SF06 401	287,000	43,417
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		243,583	257,455	0.946



6087 ANDOVER WOODS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00390-005-O		11/01/2022		2SF06 401	310,000	42,379
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		267,621	341,646	0.783



7028 BOLINGBROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00016-090-C		10/21/2022		2SF06 401	325,000	39,849
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86		285,151	303,842	0.938



Neighborhoods Used: 2SF06.NW RESIDENTIAL GRP 5

5588 DOWNING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00890-016-O	09/28/2022 2SF06	401	310,000	39,609
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	86	270,391	224,212
				E.C.F. 1.206



1198 RAINBOW CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05381-049-O	08/19/2022 2SF06	401	325,000	26,485
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	82	298,515	315,695
				E.C.F. 0.946



7098 BOLINGBROOK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07160-040-O	08/15/2022 2SF06	401	270,000	36,464
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	86	233,536	276,298
				E.C.F. 0.845



5639 BAY MEADOW TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03195-018-O	08/12/2022 2SF06	401	390,000	42,030
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	83	347,970	351,860
				E.C.F. 0.989



4670 GOLDEN RIDGE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00390-033-O	08/03/2022 2SF06	401	355,000	40,424
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	314,576	387,655
				E.C.F. 0.811



4312 BRIARHILL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00006-095-I	07/11/2022 2SF06	401	323,000	48,190
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	274,810	299,279
				E.C.F. 0.918



6831 EDGEFIELD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00481-047-O	07/11/2022 2SF06	401	293,000	43,928
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	85	249,072	314,306
				E.C.F. 0.792



6209 ANDOVER WOODS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00391-045-O	07/11/2022 2SF06	401	330,000	40,030
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	88	289,970	289,174
				E.C.F. 1.003



Neighborhoods Used: 2SF06.NW RESIDENTIAL GRP 5

6797 ORCHARD MEADOW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05381-068-O	06/15/2022 2SF06	401	317,500	37,953
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	279,547	296,156
				E.C.F.
				0.944



5744 BAY MEADOW TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03195-032-O	06/15/2022 2SF06	401	400,000	41,997
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	358,003	311,668
				E.C.F.
				1.149



6840 ORCHARD MEADOW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05381-035-O	06/01/2022 2SF06	401	280,000	63,341
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	82	216,659	250,459
				E.C.F.
				0.865



4220 ISABELLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00481-034-O	05/27/2022 2SF06	401	272,000	40,039
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	231,961	233,403
				E.C.F.
				0.994



6570 EDGEFIELD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00480-013-O	05/19/2022 2SF06	401	300,000	45,868
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	254,132	287,070
				E.C.F.
				0.885



5661 BRIARHILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00890-020-O	05/12/2022 2SF06	401	324,466	43,767
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	97	280,699	335,197
				E.C.F.
				0.837



5647 BAY MEADOW TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03195-017-O	05/03/2022 2SF06	401	428,000	41,309
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	84	386,691	368,056
				E.C.F.
				1.051



5958 BAYWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03195-043-A	04/22/2022 2SF06	401	389,900	28,649
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	85	361,251	455,842
				E.C.F.
				0.792



Neighborhoods Used: 2SF06.NW RESIDENTIAL GRP 5

6760 EDGEFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00481-025-0		04/08/2022		2SF06 401	286,223	49,675
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		236,548	287,183	0.824



1171 RAINBOW CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05381-046-0		03/23/2022		2SF06 401	351,300	40,418
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		310,882	349,084	0.891



6839 ORCHARD MEADOW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05381-070-0		12/21/2021		2SF06 401	300,000	37,530
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		262,470	342,051	0.767



6780 EDGEFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00481-026-0		12/17/2021		2SF06 401	278,000	46,681
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		231,319	259,155	0.893



6883 CREST POINT CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05380-026-0		11/18/2021		2SF06 401	300,000	33,789
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		266,211	296,712	0.897



7115 SPARROW RIDGE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07160-009-0		11/05/2021		2SF06 401	354,000	36,494
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	83		317,506	386,333	0.822



6555 EDGEFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00480-009-0		10/29/2021		2SF06 401	237,667	39,454
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		198,213	246,928	0.803



6895 CREST POINT CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05380-025-0		08/20/2021		2SF06 401	306,750	36,800
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	81		269,950	288,945	0.934



Neighborhoods Used: 2SF06.NW RESIDENTIAL GRP 5

7250 WINDHAVEN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07160-030-O	06/28/2021 2SF06	401	345,000	45,012
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	299,988	373,260
				E.C.F.
				0.804



4692 ANDOVER WOODS CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00391-054-O	06/27/2021 2SF06	401	310,000	41,187
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	88	268,813	280,817
				E.C.F.
				0.957



4641 ANDOVER WOODS CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00391-049-O	06/04/2021 2SF06	401	289,900	42,437
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	88	247,463	292,294
				E.C.F.
				0.847



1057 RAINBOW CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05381-042-O	05/10/2021 2SF06	401	310,000	41,006
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	82	268,994	342,407
				E.C.F.
				0.786



804 CASTLEFORT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07160-002-O	05/07/2021 2SF06	401	268,000	40,658
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	227,342	208,516
				E.C.F.
				1.090



784 CASTLEFORT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07160-003-O	04/07/2021 2SF06	401	275,000	38,719
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	236,281	303,689
				E.C.F.
				0.778



6137 MILHAM WOODS CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00009-035-D	04/02/2021 2SF06	401	291,000	39,642
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	86	251,358	258,462
				E.C.F.
				0.973



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

2824 RADCLIFFE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08400-032-O		03/27/2023		2SF13 401	236,200	37,921
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	68		198,279	168,174	1.179



4015 ISABELLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03163-039-O		03/22/2023		2SF13 401	430,000	42,404
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		387,596	291,202	1.331



6842 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00100-006-A		02/28/2023		2SF13 401	290,000	41,824
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86		248,176	238,971	1.039



6648 TROTWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07323-178-O		02/21/2023		2SF13 401	345,000	38,285
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		306,715	293,989	1.043



2304 HICKORY POINT NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03342-045-O		02/15/2023		2SF13 401	332,500	53,961
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		278,539	327,409	0.851



6333 EVERGREEN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02382-023-O		02/06/2023		2SF13 401	300,000	42,085
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		257,915	303,672	0.849



2111 RIDGEFIELD RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07320-001-O		12/21/2022		2SF13 401	220,000	51,992
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		168,008	188,020	0.894



6650 SUNBURST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08002-070-O		12/20/2022		2SF13 401	425,000	41,975
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		383,025	344,736	1.111



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

6605 TROTWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07323-145-O		11/18/2022		2SF13 401	325,000	38,950
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		286,050	319,748	0.895



6332 ROTHBURY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01542-052-O		11/07/2022		2SF13 401	365,000	47,302
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		317,698	454,182	0.699



2607 PFITZER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05700-021-O		11/04/2022		2SF13 401	230,000	36,316
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		193,684	191,870	1.009



6546 OAKLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07320-033-O		10/28/2022		2SF13 401	215,000	37,049
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		177,951	142,646	1.247



6565 PLEASANTVIEW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08002-043-O		10/07/2022		2SF13 401	400,000	45,228
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		354,772	377,085	0.941



6614 OAKLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07320-031-O		10/03/2022		2SF13 401	130,000	35,055
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		94,945	158,704	0.598



3730 SHADE TREE TER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08000-040-O		09/30/2022		2SF13 401	374,000	54,898
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		319,102	395,013	0.808



6613 CYPRESS ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04860-047-O		09/28/2022		2SF13 401	299,907	38,330
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		261,577	277,801	0.942



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

6407 CYPRESS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02380-014-O		09/16/2022		2SF13 401	298,000	34,298
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		263,702	314,927	0.837



6306 CHERRYWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01360-025-O		09/16/2022		2SF13 401	311,370	44,244
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		267,126	288,283	0.927



6936 ANGLING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03160-005-O		09/09/2022		2SF13 401	340,000	85,268
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		254,732	258,725	0.985



6719 ROTHBURY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08403-142-O		09/02/2022		2SF13 401	300,000	45,471
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		254,529	192,426	1.323



6724 ROTHBURY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08403-154-O		09/02/2022		2SF13 401	269,000	33,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		235,480	187,676	1.255



6425 TROTWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07323-136-O		08/31/2022		2SF13 401	305,000	38,856
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		266,144	267,732	0.994



6314 WESTCHESTER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07321-071-O		08/22/2022		2SF13 401	235,000	39,702
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		195,298	158,428	1.233



2824 RADCLIFFE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08400-032-O		07/28/2022		2SF13 401	155,000	37,921
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	68		117,079	168,174	0.696



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

2823 TATTERSALL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07140-009-O		07/28/2022		2SF13 401	296,500	45,101
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		251,399	267,219	0.941



6942 CYPRESS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04860-012-O		07/25/2022		2SF13 401	285,000	38,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		246,700	172,891	1.427



6136 SABLEWOOD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09412-025-O		07/22/2022		2SF13 401	364,000	43,070
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		320,930	348,542	0.921



3609 W MILHAM AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00007-005-C		07/20/2022		2SF13 401	232,500	54,660
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		177,840	239,787	0.742



6648 CYPRESS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04860-026-A		07/15/2022		2SF13 401	300,000	37,152
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	64		262,848	249,166	1.055



6646 AMBERLY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08402-123-O		07/13/2022		2SF13 401	225,000	35,568
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		189,432	197,698	0.958



6836 HICKORY POINT WEST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03340-004-O		06/30/2022		2SF13 401	290,000	41,460
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		248,540	317,678	0.782



3020 KALARAMA AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01542-041-O		06/29/2022		2SF13 401	378,000	48,295
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76		329,705	408,198	0.808



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

6195 GLENWOOD CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09410-013-O 06/21/2022 2SF13 401 435,000 38,180
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 396,820 338,542 1.172



6626 ROTHBURY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07142-069-O 06/15/2022 2SF13 401 225,000 39,601
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 185,399 188,949 0.981



6593 PLEASANTVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08002-045-O 06/15/2022 2SF13 401 385,000 39,792
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 345,208 357,885 0.965



6435 ROTHBURY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01542-062-A 06/08/2022 2SF13 401 525,000 70,210
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 80 454,790 608,195 0.748



2432 KALARAMA AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07323-155-O 05/24/2022 2SF13 401 360,000 36,194
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 323,806 221,748 1.460



2905 W MILHAM AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-210-O 05/23/2022 2SF13 401 275,000 55,699
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 219,301 183,100 1.198



6629 CYPRESS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04860-049-O 05/12/2022 2SF13 401 325,000 38,114
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 286,886 224,213 1.280



6536 CYPRESS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04860-033-O 05/12/2022 2SF13 401 360,825 38,024
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 322,801 227,131 1.421



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

3034 LOST PINE WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09412-028-0		05/06/2022		2SF13 401	402,500	49,307
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		353,193	444,920	0.794



3219 COACHLITE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01540-018-0		05/05/2022		2SF13 401	340,000	59,396
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		280,604	398,786	0.704



6335 ANGLING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01841-015-0		04/25/2022		2SF13 401	307,500	41,446
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		266,054	219,189	1.214



6512 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07320-037-0		04/21/2022		2SF13 401	182,776	35,055
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		147,721	166,180	0.889



6630 AMBERLY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08402-125-0		04/12/2022		2SF13 401	245,000	38,763
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	68		206,237	210,349	0.980



6936 ROTHBURY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08400-014-0		04/11/2022		2SF13 401	195,000	42,295
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		152,705	179,582	0.850



2928 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08400-007-0		03/30/2022		2SF13 401	235,000	33,357
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75		201,643	195,872	1.029



2813 TATTERSALL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07140-010-0		03/18/2022		2SF13 401	375,000	41,526
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		333,474	234,764	1.420



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

6719 ROBINSWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07142-056-O		03/18/2022		2SF13 401	277,000	43,159
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		233,841	222,393	1.051



6809 ROTHBURY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08403-147-O		03/11/2022		2SF13 401	254,000	38,774
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		215,226	178,274	1.207



3792 SHADE TREE TER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08000-038-O		03/04/2022		2SF13 401	312,000	42,537
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		269,463	313,057	0.861



2704 DAVENTRY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08402-101-O		02/25/2022		2SF13 401	215,000	34,404
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		180,596	159,728	1.131



6027 EVERGREEN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05700-002-O		02/24/2022		2SF13 401	185,000	38,975
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		146,025	149,729	0.975



2401 TATTERSALL RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07323-169-O		02/17/2022		2SF13 401	210,000	38,250
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		171,750	214,115	0.802



6518 ROBINSWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07140-032-O		01/31/2022		2SF13 401	356,500	35,627
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		320,873	254,628	1.260



2304 ROMENCE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00160-004-O		01/07/2022		2SF13 401	190,000	40,945
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59		149,055	176,599	0.844



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

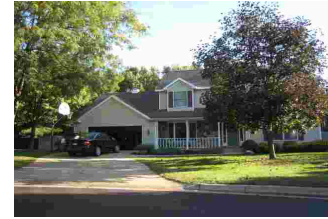
7244 ANGLING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-082-H	01/06/2022 2SF13	401	355,000	47,914
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	85	307,086	406,730
				E.C.F.
				0.755



6071 SABLEWOOD CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09412-020-O	12/29/2021 2SF13	401	385,000	51,669
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	72	333,331	464,982
				E.C.F.
				0.717



2511 W MILHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00008-165-O	12/20/2021 2SF13	401	205,000	50,283
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	154,717	175,254
				E.C.F.
				0.883



6734 OAKLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00100-011-O	12/15/2021 2SF13	401	212,500	63,285
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	59	149,215	155,985
				E.C.F.
				0.957



6202 EVERGREEN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05701-040-O	11/22/2021 2SF13	401	218,000	38,237
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	179,763	210,428
				E.C.F.
				0.854



6625 ROTHBURY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07142-074-O	11/19/2021 2SF13	401	186,000	40,126
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	145,874	161,961
				E.C.F.
				0.901



6520 CYPRESS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04860-035-O	11/10/2021 2SF13	401	279,900	37,307
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	242,593	281,250
				E.C.F.
				0.863



6700 ISABELLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03162-035-A	11/08/2021 2SF13	401	311,000	40,167
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	270,833	376,148
				E.C.F.
				0.720



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

6922 OAKLAND DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00100-003-0 11/05/2021 2SF13 401 186,000 38,180
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 147,820 152,495 0.969



2605 RIDGEFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04860-056-0 10/27/2021 2SF13 401 273,000 41,655
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 231,345 253,346 0.913



6519 EVERGREEN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04860-085-0 10/15/2021 2SF13 401 274,900 37,766
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 70 237,134 291,815 0.813



2409 RIDGEFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07323-153-0 09/29/2021 2SF13 401 275,000 40,902
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 234,098 195,544 1.197



3247 LOST PINE WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09413-051-0 09/29/2021 2SF13 401 365,000 41,710
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 76 323,290 409,823 0.789



2212 RIDGEFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07320-005-0 09/28/2021 2SF13 401 175,000 38,950
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 136,050 142,876 0.952



6426 OAKLAND DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07320-039-0 09/22/2021 2SF13 401 215,000 35,778
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 179,222 132,495 1.353



6748 TROTWOOD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03340-008-0 09/15/2021 2SF13 401 400,000 42,531
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 357,469 361,150 0.990



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

2122 KALARAMA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07321-049-0	09/02/2021 2SF13	401	252,000	37,743
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	214,257	164,848
				E.C.F. 1.300



2830 TATTERSALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07140-020-0	09/01/2021 2SF13	401	325,000	55,041
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	269,959	243,354
				E.C.F. 1.109



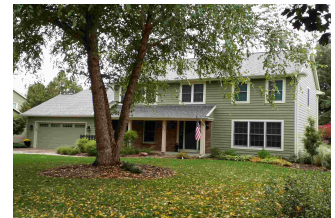
3505 W MILHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00007-001-0	09/01/2021 2SF13	401	215,000	51,909
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	163,091	194,543
				E.C.F. 0.838



6594 PLEASANTVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08002-056-0	08/27/2021 2SF13	401	368,050	46,840
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	64	321,210	413,941
				E.C.F. 0.776



6649 PLEASANTVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08002-048-0	08/26/2021 2SF13	401	393,000	43,986
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	62	349,014	357,725
				E.C.F. 0.976



6618 AMBERLY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07142-096-0	08/26/2021 2SF13	401	240,000	42,641
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	197,359	188,079
				E.C.F. 1.049



6540 SUNBURST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08002-076-0	08/20/2021 2SF13	401	260,000	36,009
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	223,991	255,206
				E.C.F. 0.878



2809 DAVENTRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08402-113-0	08/12/2021 2SF13	401	249,900	44,150
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	68	205,750	172,650
				E.C.F. 1.192



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

6316 CHERRYWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01360-026-O	08/11/2021 2SF13	401	250,000	41,681
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	208,319	252,883
				E.C.F.
				0.824



6511 TROTWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07323-140-O	07/30/2021 2SF13	401	299,000	38,950
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	260,050	281,596
				E.C.F.
				0.923



6710 EVERGREEN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04860-054-O	07/30/2021 2SF13	401	220,000	44,756
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	175,244	181,846
				E.C.F.
				0.964



6330 WESTCHESTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07321-069-O	07/29/2021 2SF13	401	141,000	38,456
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	102,544	140,460
				E.C.F.
				0.730



3274 LOST PINE WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09413-045-O	07/26/2021 2SF13	401	355,000	39,210
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	77	315,790	427,441
				E.C.F.
				0.739



6718 AMBERLY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08402-121-O	07/16/2021 2SF13	401	190,000	34,937
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	63	155,063	135,002
				E.C.F.
				1.149



6575 PLEASANTVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08002-044-O	07/13/2021 2SF13	401	320,000	39,667
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	62	280,333	404,497
				E.C.F.
				0.693



2729 DAVENTRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08402-111-O	07/06/2021 2SF13	401	225,000	37,698
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	187,302	149,528
				E.C.F.
				1.253



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

2827 RADCLIFFE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08400-026-0		07/02/2021		2SF13 401	220,000	38,023
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		181,977	120,550	1.510



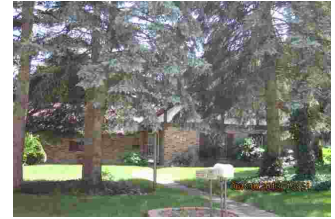
6605 WESTCHESTER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07320-021-0		06/24/2021		2SF13 401	165,000	41,894
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		123,106	191,045	0.644



2423 RIDGEFIELD RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07323-179-0		06/21/2021		2SF13 401	282,100	35,441
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		246,659	226,155	1.091



6415 APPLEWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01360-018-0		06/17/2021		2SF13 401	260,000	39,211
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		220,789	300,474	0.735



6734 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00100-011-0		06/15/2021		2SF13 401	175,000	63,285
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59		111,715	155,985	0.716



2729 TATTERSALL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07140-012-0		06/10/2021		2SF13 401	335,000	40,469
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		294,531	299,529	0.983



6631 PLEASANTVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08002-047-0		06/07/2021		2SF13 401	389,000	41,205
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	64		347,795	315,257	1.103



6449 TROTWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07323-139-0		05/24/2021		2SF13 401	287,000	42,784
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		244,216	286,508	0.852



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

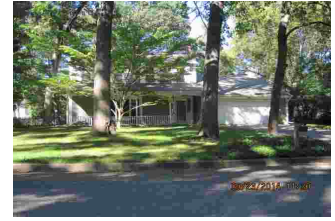
2130 KALARAMA AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07321-050-O		05/18/2021		2SF13 401	180,000	38,966
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		141,034	158,784	0.888



6710 ISABELLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03162-036-A		05/17/2021		2SF13 401	290,000	42,531
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		247,469	271,098	0.913



6314 REDFERN CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08003-106-O		05/03/2021		2SF13 401	520,000	53,624
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		466,376	582,489	0.801



3479 DAVCLIFF AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09210-006-O		04/27/2021		2SF13 401	345,000	43,614
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77		301,386	425,722	0.708



6632 WESTCHESTER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07320-007-O		04/23/2021		2SF13 401	229,000	42,185
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		186,815	201,465	0.927



6417 CHERRYWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01360-037-O		04/07/2021		2SF13 401	265,000	38,913
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		226,087	244,720	0.924



Neighborhoods Used: 2SF13.NW RESIDENTIAL GRP 3A

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
102	0	13.75	16.94	1.001
After Application of E.C.F.s		13.71	16.86	1.001

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)
CONTEMP	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)
GARAGE ONLY	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)
MANUFACTURED	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)
QUAD-LEVEL	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)
RANCH	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)
TRI-LEVEL	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)
TWO-STORY	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)
	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)	0.939(102)

Single Family E.C.F.	:	0.939	(102)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2SF13 - NW RESIDENTIAL GRP 3A

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF23.NW RESIDENTIAL GRP 3B

2445 DEEP FOREST CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01424-148-A		03/01/2023		2SF23 401	355,000	47,442
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		307,558	362,211	0.849



1119 TANGLEWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03100-016-O		01/27/2023		2SF23 401	265,000	42,177
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		222,823	238,923	0.933



7713 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05940-013-O		01/13/2023		2SF23 401	189,900	47,777
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		142,123	107,002	1.328



7632 RAVENSWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03100-036-O		12/30/2022		2SF23 401	304,500	41,686
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		262,814	251,492	1.045



7730 ANDREA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05943-110-O		11/16/2022		2SF23 401	275,000	48,810
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		226,190	194,768	1.161



7633 RAVENSWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03100-021-O		11/07/2022		2SF23 401	280,000	40,510
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	63		239,490	247,408	0.968



2203 EWING AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01421-060-O		10/28/2022		2SF23 401	231,000	44,246
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		186,754	161,596	1.156



1485 REDSTOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09415-022-O		10/17/2022		2SF23 401	315,000	43,559
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		271,441	235,691	1.152



Neighborhoods Used: 2SF23.NW RESIDENTIAL GRP 3B

2340 QUINCY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01423-122-0	10/17/2022 2SF23	401	250,000	41,041
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	208,959	142,579
				E.C.F.
				1.466



7869 CHIPPEWA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01424-157-0	10/14/2022 2SF23	401	359,900	45,974
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	313,926	259,540
				E.C.F.
				1.210



7622 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03100-035-0	10/07/2022 2SF23	401	245,000	42,548
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	63	202,452	241,679
				E.C.F.
				0.838



1423 SCHURING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07262-057-0	09/27/2022 2SF23	401	257,500	39,683
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	217,817	188,604
				E.C.F.
				1.155



2595 SLEEPY HOLLOW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06282-026-0	09/08/2022 2SF23	401	396,000	39,737
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	97	356,263	419,761
				E.C.F.
				0.849



7332 LEAWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06282-038-0	09/02/2022 2SF23	401	382,000	44,636
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	72	337,364	293,373
				E.C.F.
				1.150



2132 MANSFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01760-029-0	08/12/2022 2SF23	401	335,000	48,013
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	72	286,987	253,557
				E.C.F.
				1.132



2479 MANSFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01762-036-0	07/29/2022 2SF23	401	354,000	51,829
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	76	302,171	283,632
				E.C.F.
				1.065



Neighborhoods Used: 2SF23.NW RESIDENTIAL GRP 3B

7070 SANDPIPER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06280-008-O		07/25/2022		2SF23 401	317,000	42,852
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		274,148	232,639	1.178



7862 CHIPPEWA ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01424-141-O		07/22/2022		2SF23 401	385,000	45,937
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		339,063	364,758	0.930



7333 MARFIELD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09416-040-O		07/13/2022		2SF23 401	327,500	40,316
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		287,184	259,024	1.109



7510 ARBORCREST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07262-090-O		07/07/2022		2SF23 401	217,000	51,572
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		165,428	192,433	0.860



1411 REDSTOCK AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09415-019-O		06/24/2022		2SF23 401	315,000	39,523
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		275,477	239,450	1.150



7316 MARFIELD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09416-045-O		06/24/2022		2SF23 401	375,000	39,523
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76		335,477	289,441	1.159



7141 BRIDLEWOOD CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01760-022-O		06/24/2022		2SF23 401	401,000	50,116
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		350,884	280,227	1.252



7721 ANDREA LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05943-119-O		06/24/2022		2SF23 401	264,000	48,768
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		215,232	159,569	1.349



Neighborhoods Used: 2SF23.NW RESIDENTIAL GRP 3B

7714 PRIMROSE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07260-013-O		06/06/2022		2SF23 401	240,000	43,998
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		196,002	176,644	1.110



7508 OAKLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00017-135-O		06/03/2022		2SF23 401	300,000	48,986
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		251,014	168,705	1.488



7534 WOODCREST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07261-031-O		05/26/2022		2SF23 401	235,000	42,858
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		192,142	151,553	1.268



2620 SLEEPY HOLLOW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06282-025-O		05/20/2022		2SF23 401	285,000	47,361
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		237,639	266,983	0.890



7937 CHIPPEWA ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01424-153-A		05/13/2022		2SF23 401	301,000	39,826
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		261,174	305,265	0.856



7606 ANDREA LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05941-077-O		05/02/2022		2SF23 401	265,000	50,170
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		214,830	215,732	0.996



7207 LEAWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04261-024-O		04/29/2022		2SF23 401	224,000	40,092
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		183,908	125,974	1.460



7517 PRIMROSE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07260-025-O		04/27/2022		2SF23 401	272,000	41,165
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		230,835	155,416	1.485



Neighborhoods Used: 2SF23.NW RESIDENTIAL GRP 3B

7616 WENDY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05942-102-O		04/08/2022		2SF23 401	238,000	47,777
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		190,223	140,542	1.353



7524 PRIMROSE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07260-003-O		03/11/2022		2SF23 401	281,000	41,830
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		239,170	170,859	1.400



7516 ARBORCREST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07262-089-O		01/31/2022		2SF23 401	231,900	50,120
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		181,780	202,928	0.896



7716 WALCOTT ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01421-065-O		01/24/2022		2SF23 401	194,900	39,523
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		155,377	128,459	1.210



1523 SCHURING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07261-040-O		01/19/2022		2SF23 401	220,900	39,533
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		181,367	190,580	0.952



7625 RAVENSWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03100-022-O		01/03/2022		2SF23 401	232,000	41,072
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	54		190,928	210,238	0.908



226 LAMAR DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05220-025-O		12/10/2021		2SF23 401	246,500	47,161
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		199,339	175,373	1.137



2018 POTOMAC AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01420-015-O		12/10/2021		2SF23 401	193,500	40,866
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		152,634	143,225	1.066



Neighborhoods Used: 2SF23.NW RESIDENTIAL GRP 3B

2204 POTOMAC AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01420-042-O		12/10/2021		2SF23 401	227,500	46,527
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75		180,973	167,100	1.083



7615 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05940-018-O		11/23/2021		2SF23 401	199,382	47,777
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		151,605	136,519	1.111



7625 JULIE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05941-035-O		11/17/2021		2SF23 401	229,500	48,136
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		181,364	209,589	0.865



7742 PICKERING ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01421-082-O		10/25/2021		2SF23 401	270,000	45,182
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		224,818	200,822	1.119



7654 CHIPPEWA ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01423-127-O		10/15/2021		2SF23 401	299,900	43,330
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		256,570	227,149	1.130



1517 ROYAL OAK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07261-054-O		09/28/2021		2SF23 401	255,000	44,784
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		210,216	246,271	0.854



7189 BRIDLEWOOD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01760-025-O		09/27/2021		2SF23 401	304,500	43,157
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		261,343	277,293	0.942



1579 REDSTOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09416-026-O		09/17/2021		2SF23 401	255,000	47,745
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		207,255	241,798	0.857



Neighborhoods Used: 2SF23.NW RESIDENTIAL GRP 3B

7201 SANDPIPER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06282-013-0	07/20/2021 2SF23	401	297,500	40,791
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	72	256,709	287,243
				E.C.F.
				0.894



2320 CURTIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01421-088-0	07/16/2021 2SF23	401	200,389	48,582
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	63	151,807	156,477
				E.C.F.
				0.970



7130 CROWN POINTE CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01762-060-0	07/14/2021 2SF23	401	365,000	40,272
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	73	324,728	371,609
				E.C.F.
				0.874



7846 PICKERING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01422-105-0	07/09/2021 2SF23	401	254,500	43,253
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	211,247	176,807
				E.C.F.
				1.195



2446 DEEP FOREST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01424-144-0	06/18/2021 2SF23	401	290,000	48,998
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	72	241,002	291,774
				E.C.F.
				0.826



7026 LEAWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04261-009-0	06/17/2021 2SF23	401	172,000	40,227
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	131,773	163,254
				E.C.F.
				0.807



7815 WENDY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05942-088-0	05/28/2021 2SF23	401	265,000	56,921
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	208,079	181,730
				E.C.F.
				1.145



2643 SLEEPY HOLLOW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06282-028-0	04/30/2021 2SF23	401	308,000	46,329
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	261,671	289,140
				E.C.F.
				0.905



Neighborhoods Used: 2SF23.NW RESIDENTIAL GRP 3B

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
56	0	12.33	14.40	0.999
After Application of E.C.F.s		12.46	14.61	0.999

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)
CONTEMP	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)
GARAGE ONLY	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)
MANUFACTURED	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)
QUAD-LEVEL	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)
RANCH	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)
TRI-LEVEL	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)
TWO-STORY	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)
	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)	1.048 (56)

Single Family E.C.F. : 1.048 (56)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2SF23 - NW RESIDENTIAL GRP 3B

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF24.NW RESIDENTIAL GRP 3C

4611 SALZBURG CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00491-071-0		03/20/2023		2SF24 401	299,000	31,389
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	89		267,611	264,636	1.011



7190 VENICE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00490-031-0		03/02/2023		2SF24 401	315,000	40,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	85		275,000	289,307	0.951



4685 BLACKBURN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00491-060-0		12/19/2022		2SF24 401	285,000	40,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		245,000	314,706	0.779



7249 PROVENCE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00491-049-0		08/09/2022		2SF24 401	282,000	44,416
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		237,584	204,241	1.163



6080 BAYWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00711-012-0		07/21/2022		2SF24 401	360,000	49,045
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		310,955	249,514	1.246



7241 BERTLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00492-151-0		06/10/2022		2SF24 401	330,000	41,547
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	89		288,453	248,369	1.161



4715 GENEVA AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00491-128-0		06/06/2022		2SF24 401	310,000	47,308
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		262,692	257,415	1.021



7160 VENICE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00490-029-0		05/02/2022		2SF24 401	349,000	45,707
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		303,293	296,111	1.024



Neighborhoods Used: 2SF24.NW RESIDENTIAL GRP 3C

7150 BERTLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00492-142-O	04/29/2022 2SF24	401	315,000	40,593
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	89	274,407	288,710
				E.C.F. 0.950



3441 WESTCOVE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00711-040-O	03/31/2022 2SF24	401	320,000	52,683
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	267,317	261,238
				E.C.F. 1.023



7090 VENICE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00490-026-O	03/11/2022 2SF24	401	275,000	41,194
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	233,806	238,603
				E.C.F. 0.980



7091 PROVENCE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00490-045-O	01/20/2022 2SF24	401	273,000	43,402
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	229,598	233,525
				E.C.F. 0.983



7105 VENICE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00490-022-O	12/08/2021 2SF24	401	250,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	210,000	234,456
				E.C.F. 0.896



4771 SALZBURG CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00491-078-O	11/05/2021 2SF24	401	281,500	40,694
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	88	240,806	248,112
				E.C.F. 0.971



4750 MARCEL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00492-135-O	07/20/2021 2SF24	401	290,000	37,734
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	89	252,266	262,913
				E.C.F. 0.960



4768 SALZBURG CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00491-064-O	07/19/2021 2SF24	401	285,000	45,230
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	239,770	292,645
				E.C.F. 0.819



02/02/2024

ECF Analysis for: 10 - CITY OF PORTAGE

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08:59 AM

DB: City Of Portage Current

Neighborhoods Used: 2SF24.NW RESIDENTIAL GRP 3C

6100 BAYWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00711-013-0	06/01/2021 2SF24	401	233,000	47,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	185,700	224,395
				E.C.F.
				0.828



7397 OLDENBURG LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00491-120-0	05/21/2021 2SF24	401	306,000	51,537
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	86	254,463	300,326
				E.C.F.
				0.847



7251 BERTLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00492-150-0	05/11/2021 2SF24	401	286,500	37,328
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	89	249,172	250,178
				E.C.F.
				0.996



7068 VENICE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00490-025-0	05/10/2021 2SF24	401	293,200	47,944
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	245,256	253,474
				E.C.F.
				0.968



Neighborhoods Used: 2SF24.NW RESIDENTIAL GRP 3C

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
20	0	7.15	9.80	1.006
After Application of E.C.F.s		7.14	9.78	1.006

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)
CONTEMP	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)
GARAGE ONLY	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)
MANUFACTURED	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)
QUAD-LEVEL	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)
RANCH	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)
TRI-LEVEL	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)
TWO-STORY	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)
	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)	0.973 (20)

Single Family E.C.F. : 0.973 (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: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: All

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

```
Show Invalid Data : X
```

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 2SF24 - NW RESIDENTIAL GRP 3C

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.00

Maximum E.C.F. (Residential): 10.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.00

Maximum E.C.F. (Agricultural): 10.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.00

Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 3SF02.SW RESIDENTIAL GRP 2

8305 CHARWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01001-065-0	01/11/2023 3SF02	401	250,000	59,393
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	190,607	268,590
				E.C.F. 0.710



8350 VALLEYWOOD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01021-030-0	11/17/2022 3SF02	401	319,000	57,374
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	261,626	287,484
				E.C.F. 0.910



8310 BROOKWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01000-014-0	11/15/2022 3SF02	401	305,000	66,024
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	238,976	312,679
				E.C.F. 0.764



9546 OAKVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01660-019-0	09/22/2022 3SF02	401	300,800	57,989
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	242,811	281,317
				E.C.F. 0.863



1442 W OSTERHOUT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00033-110-A	09/16/2022 3SF02	401	613,000	111,710
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	86	501,290	629,421
				E.C.F. 0.796



1570 BROOKMOOR LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01021-002-0	08/26/2022 3SF02	401	248,000	57,125
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	190,875	219,269
				E.C.F. 0.871



8400 VALLEYWOOD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01021-027-0	07/18/2022 3SF02	401	334,500	58,678
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	275,822	353,675
				E.C.F. 0.780



176 MONTAGUE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02601-002-0	07/05/2022 3SF02	401	375,000	72,360
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	302,640	326,819
				E.C.F. 0.926



Neighborhoods Used: 3SF02.SW RESIDENTIAL GRP 2

426 PARKLAND TER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00021-514-O		06/17/2022		3SF02 401	325,000	52,766
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		272,234	336,918	0.808



305 BRITTANY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02604-082-O		05/10/2022		3SF02 401	425,000	54,441
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	82		370,559	465,577	0.796



393 TUSCANY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02605-104-O		03/10/2022		3SF02 401	400,500	54,560
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77		345,940	432,120	0.801



8275 VALLEYWOOD LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01021-041-O		12/15/2021		3SF02 401	285,000	54,827
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		230,173	249,489	0.923



331 ALDERSGATE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02601-009-O		12/10/2021		3SF02 401	285,000	54,441
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		230,559	297,881	0.774



2543 CHESTNUT RIDGE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02612-049-O		09/30/2021		3SF02 401	311,000	56,253
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		254,747	288,790	0.882



367 BRITTANY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02604-084-O		09/03/2021		3SF02 401	330,000	54,441
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76		275,559	389,715	0.707



465 PARKLAND TER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00021-517-O		08/31/2021		3SF02 401	300,000	56,927
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		243,073	308,310	0.788



Neighborhoods Used: 3SF02.SW RESIDENTIAL GRP 2

8348 BROOKWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01000-018-0		08/06/2021		3SF02 401	295,000	63,763
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		231,237	272,997	0.847



457 CHERRYVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01662-062-0		07/30/2021		3SF02 401	349,600	57,878
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		291,722	415,387	0.702



4220 VANDERBILT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-140-D		07/29/2021		3SF02 401	460,000	83,625
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		376,375	442,059	0.851



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

2612 BRAHMS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04805-117-O		03/15/2023	3SF03	401	265,000	48,163
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	82	216,837	217,660	0.996	



2529 BEETHOVEN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04801-036-O		02/28/2023	3SF03	401	249,900	53,201
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	73	196,699	182,602	1.077	



235 W MELODY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05400-028-O		12/12/2022	3SF03	401	250,000	61,388
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	188,612	198,037	0.952	



2522 BEETHOVEN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04801-032-O		11/03/2022	3SF03	401	245,000	48,598
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	72	196,402	165,289	1.188	



422 W MELODY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05400-014-O		08/22/2022	3SF03	401	174,500	49,525
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	67	124,975	150,234	0.832	



504 CROCKET AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05401-074-O		07/28/2022	3SF03	401	245,000	49,660
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	80	195,340	212,660	0.919	



2316 BEETHOVEN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04800-014-O		07/08/2022	3SF03	401	235,000	46,201
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	72	188,799	172,384	1.095	



418 CROCKET AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05401-075-O		05/25/2022	3SF03	401	220,000	48,104
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	171,896	147,311	1.167	



304 W MELODY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05400-008-O		04/29/2022		3SF03 401	264,000	46,137
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		217,863	189,321	1.151



9440 S WESTNEDGE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00028-021-C		03/30/2022		3SF03 401	167,000	53,531
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		113,469	126,194	0.899



10130 SHUMAN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04803-083-O		03/15/2022		3SF03 401	258,000	46,126
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		211,874	203,617	1.041



2813 BRAHMS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04803-077-O		03/11/2022		3SF03 401	295,000	47,877
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	88		247,123	273,176	0.905



219 W MELODY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05400-026-O		12/02/2021		3SF03 401	224,500	53,468
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		171,032	187,411	0.913



325 CROCKET AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05401-096-O		11/19/2021		3SF03 401	245,000	53,293
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		191,707	202,482	0.947



9922 S WESTNEDGE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00028-180-G		11/05/2021		3SF03 401	200,000	74,341
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		125,659	154,482	0.813



4440 FRONTIER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07702-019-O		10/18/2021		3SF03 401	316,500	63,837
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		252,663	315,968	0.800



2607 CHOPIN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04802-053-O		09/30/2021	3SF03	401	240,000	48,036
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	191,964	197,057	0.974	



4430 FRONTIER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07702-020-O		09/21/2021	3SF03	401	235,500	63,461
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	72	172,039	232,331	0.740	



9408 CHAPEL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06661-014-O		09/10/2021	3SF03	401	250,000	50,350
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	84	199,650	247,906	0.805	



8539 DOLPHIN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05402-142-O		08/26/2021	3SF03	401	225,500	50,904
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	66	174,596	162,234	1.076	



2766 BRAHMS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04805-111-O		08/26/2021	3SF03	401	200,000	44,335
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	72	155,665	200,059	0.778	



8932 NEWHOUSE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05402-116-O		06/17/2021	3SF03	401	225,000	47,802
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	177,198	201,364	0.880	



8889 ANGLING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09381-006-O		04/29/2021	3SF03	401	212,000	55,766
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	156,234	192,978	0.810	



10:00 AM

DB: City Of Portage Current

Neighborhoods Used: 3SF03.3SF03

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
23	0	8.66	10.58	1.002
After Application of E.C.F.s				
		8.68	10.54	1.002

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)
CONTEMP	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)
GARAGE ONLY	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)
MANUFACTURED	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)
QUAD-LEVEL	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)
RANCH	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)
TRI-LEVEL	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)
TWO-STORY	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)
	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)	0.935 (23)

Single Family E.C.F. : 0.935 (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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 3SF03 - 3SF03

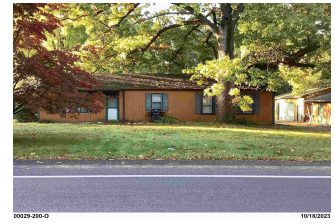
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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 3SF04.SW RESIDENTIAL GRP 4

2011 VANDERBILT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00029-200-O	12/02/2022 3SF04	401	190,000	76,744
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	113,256	113,961
				E.C.F. 0.994



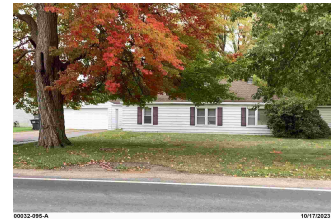
2221 MAPLEVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07861-074-O	09/19/2022 3SF04	401	145,000	43,682
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	101,318	105,029
				E.C.F. 0.965



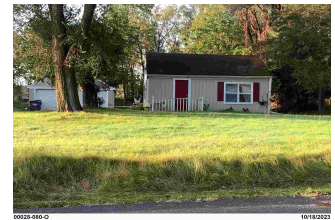
10348 OAKLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00032-095-A	05/05/2022 3SF04	401	195,000	55,557
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	139,443	136,614
				E.C.F. 1.021



1503 VANDERBILT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00028-080-O	03/29/2022 3SF04	401	150,000	44,246
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	105,754	104,808
				E.C.F. 1.009



2210 W OSTERHOUT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04440-014-O	01/27/2022 3SF04	401	177,500	47,299
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	72	130,201	166,641
				E.C.F. 0.781



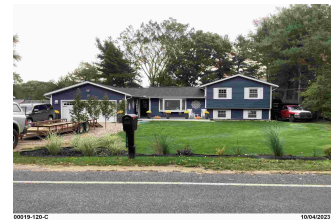
2924 VANDERBILT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00029-265-O	12/02/2021 3SF04	401	236,000	113,427
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	122,573	177,898
				E.C.F. 0.689



8695 S 12TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00019-120-C	11/02/2021 3SF04	401	260,000	62,698
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	74	197,302	223,368
				E.C.F. 0.883



10400 OAKLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00032-095-B	09/29/2021 3SF04	401	190,000	63,188
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MANUFACTURED	87	126,812	181,299
				E.C.F. 0.699



Neighborhoods Used: 3SF04.SW RESIDENTIAL GRP 4

2317 HOLLY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07861-041-O		09/29/2021		3SF04 401	183,000	49,087
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		133,913	170,945	0.783



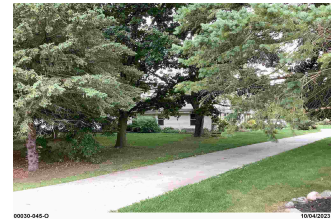
2916 ROLLING HILL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06240-016-O		09/28/2021		3SF04 401	195,000	43,014
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		151,986	127,692	1.190



9917 S 12TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00030-045-O		08/26/2021		3SF04 401	275,000	68,069
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	58		206,931	234,057	0.884



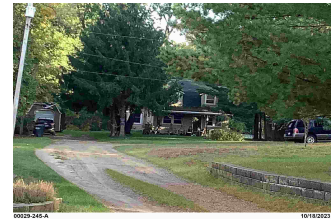
2303 SUGARLOAF AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07860-014-O		07/09/2021		3SF04 401	165,000	45,180
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		119,820	138,054	0.868



3032 VANDERBILT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00029-245-A		06/30/2021		3SF04 401	234,000	66,408
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		167,592	156,180	1.073



2524 ROLLING HILL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06240-003-O		06/25/2021		3SF04 401	170,000	44,650
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		125,350	171,265	0.732



10411 DEWBERRY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04440-010-O		04/19/2021		3SF04 401	182,500	42,117
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		140,383	129,072	1.088



Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 10.00

02/02/2024

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 1/2

01:50 PM

DB: City Of Portage Current

Neighborhoods Used: 3SF13.SW RESIDENTIAL GRP 3A

2380 OAKLAND FARMS TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05945-011-0		12/23/2022		3SF13	329,000	46,750
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	91		282,250	314,462	0.898



2214 ASHFORD TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05946-007-0		11/14/2022		3SF13	384,900	48,256
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	96		336,644	353,611	0.952



2233 ASHFORD TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05946-013-0		11/17/2021		3SF13	330,000	46,962
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	94		283,038	317,294	0.892



2333 OAKLAND FARMS TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05945-006-0		06/17/2021		3SF13	293,000	44,765
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	90		248,235	263,721	0.941



Neighborhoods Used: 3SF13.SW RESIDENTIAL GRP 3A

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	2.39	3.28	1.001
After Application of E.C.F.s		2.37	3.27	1.001

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)
CONTEMP	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)
GARAGE ONLY	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)
MANUFACTURED	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)
QUAD-LEVEL	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)
RANCH	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)
TRI-LEVEL	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)
TWO-STORY	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)
	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)	0.921(4)

Single Family E.C.F. : 0.921 (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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 3SF13 - SW RESIDENTIAL GRP 3A

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 4SF02.SE RESIDENTIAL GRP 2

2160 AUSTIN SHORES AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00605-100-O		03/09/2023		4SF02 401	370,000	44,600
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		325,400	312,647	1.041



690 ANCHOR LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07540-026-O		02/20/2023		4SF02 401	535,000	52,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		482,480	638,383	0.756



2386 PORTSIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00602-027-O		01/20/2023		4SF02 401	285,000	44,871
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		240,129	270,674	0.887



2476 BAY SIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00600-014-O		01/13/2023		4SF02 401	269,900	48,813
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		221,087	251,453	0.879



577 ANCHOR LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07692-039-O		01/12/2023		4SF02 401	375,000	43,295
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		331,705	414,642	0.800



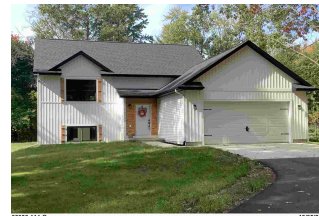
2355 AVALON WOODS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00541-034-O		11/01/2022		4SF02 401	369,900	51,232
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	97		318,668	444,091	0.718



10930 EAST SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00036-114-O		10/27/2022		4SF02 401	350,000	31,265
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	98		318,735	296,045	1.077



780 LUDINGTON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04183-065-O		10/26/2022		4SF02 401	423,000	51,734
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	93		371,266	501,214	0.741



Neighborhoods Used: 4SF02.SE RESIDENTIAL GRP 2

9841 CHAMBRAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07720-059-0		10/10/2022		4SF02 401	416,000	47,428
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		368,572	448,928	0.821



10197 POINT O'WOODS CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06400-025-0		10/04/2022		4SF02 401	289,900	56,356
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		233,544	271,768	0.859



449 PINWOOD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06400-014-0		09/30/2022		4SF02 401	350,000	43,598
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		306,402	312,948	0.979



2554 PORTSIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00602-020-0		09/28/2022		4SF02 401	365,000	47,332
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		317,668	331,761	0.958



1400 LANCELOT CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03211-045-0		09/16/2022		4SF02 401	394,000	42,981
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		351,019	439,469	0.799



1635 AUBURN WOODS TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03210-004-0		09/13/2022		4SF02 401	323,000	42,853
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		280,147	310,362	0.903



771 LUDINGTON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04183-062-0		09/09/2022		4SF02 401	474,950	58,823
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		416,127	426,026	0.977



9846 ARABIAN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07720-036-0		08/31/2022		4SF02 401	355,000	43,801
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		311,199	466,486	0.667



Neighborhoods Used: 4SF02.SE RESIDENTIAL GRP 2

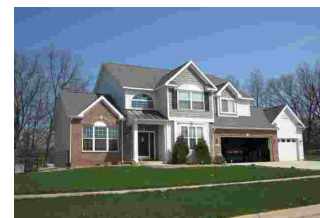
9823 ARABIAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07720-076-A 08/25/2022 4SF02 401 430,000 45,088
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 87 384,912 482,799 0.797



9864 NAVY PIER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00605-110-O 08/22/2022 4SF02 401 335,000 44,968
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 290,032 321,607 0.902



9729 CORDUROY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07540-011-O 08/18/2022 4SF02 401 445,000 41,694
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 87 403,306 517,075 0.780



10694 BILTMORE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00550-047-O 08/12/2022 4SF02 401 351,000 21,637
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 329,363 380,630 0.865



2710 WOODHAMS AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08531-011-O 07/29/2022 4SF02 401 300,000 43,132
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 78 256,868 224,450 1.144



268 TRAFALGAR TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07691-017-O 07/13/2022 4SF02 401 290,923 62,482
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 228,441 287,560 0.794



10662 BEAR LAKE TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07705-011-O 07/06/2022 4SF02 401 590,000 56,906
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 94 533,094 690,199 0.772



9615 CORDUROY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07540-006-O 07/01/2022 4SF02 401 450,000 49,535
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 400,465 526,583 0.760



Neighborhoods Used: 4SF02.SE RESIDENTIAL GRP 2

9907 NAVY PIER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00605-120-O 07/01/2022 4SF02 401 395,000 47,079
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 88 347,921 483,474 0.720



2323 BAY SIDE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00603-045-O 06/28/2022 4SF02 401 375,000 47,124
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 86 327,876 324,383 1.011



1649 LANCELOT CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00034-001-C 06/15/2022 4SF02 401 325,000 50,260
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 82 274,740 255,373 1.076



312 PALOMINO AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07720-043-O 05/25/2022 4SF02 401 441,000 43,430
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 87 397,570 542,337 0.733



620 LUDINGTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03860-018-O 05/23/2022 4SF02 401 397,000 43,681
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 353,319 436,510 0.809



327 EQUESTRIAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07710-006-O 05/20/2022 4SF02 401 426,500 41,981
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 86 384,519 361,362 1.064



9716 CLAIRE'S CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07692-029-O 05/20/2022 4SF02 401 375,000 55,133
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 319,867 474,490 0.674



499 CLIFFWOOD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03861-041-O 05/12/2022 4SF02 401 320,000 42,015
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 90 277,985 302,263 0.920



Neighborhoods Used: 4SF02.SE RESIDENTIAL GRP 2

10770 CHANCELLOR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00550-017-O	05/12/2022 4SF02	401	281,894	25,534
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	98	256,360	266,934
				E.C.F. 0.960



10752 CHANCELLOR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00550-016-O	05/12/2022 4SF02	401	285,346	28,430
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	98	256,916	276,725
				E.C.F. 0.928



10730 CHANCELLOR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00550-015-O	05/12/2022 4SF02	401	281,894	28,942
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	98	252,952	266,833
				E.C.F. 0.948



491 LUDINGTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03860-007-O	04/29/2022 4SF02	401	375,000	49,940
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	90	325,060	294,037
				E.C.F. 1.106



2618 AVALON WOODS CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00540-015-O	04/15/2022 4SF02	401	410,000	42,425
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	367,575	372,995
				E.C.F. 0.985



10693 BILTMORE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00550-035-O	03/09/2022 4SF02	401	365,000	27,982
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	98	337,018	367,957
				E.C.F. 0.916



10788 CHANCELLOR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00550-018-O	12/15/2021 4SF02	401	264,000	24,659
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	98	239,341	279,246
				E.C.F. 0.857



2322 PORTSIDE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00603-054-O	12/10/2021 4SF02	401	340,000	47,206
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	83	292,794	396,953
				E.C.F. 0.738



Neighborhoods Used: 4SF02.SE RESIDENTIAL GRP 2

487 ANCHOR LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07692-042-O		12/01/2021	4SF02	401	470,000	53,639
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	85	416,361	572,027	0.728	



2602 BAY SIDE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00026-155-M		11/29/2021	4SF02	401	430,000	47,284
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	87	382,716	495,847	0.772	



2641 AVALON WOODS CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00540-013-O		10/20/2021	4SF02	401	355,000	50,833
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	97	304,167	445,564	0.683	



2355 PORTSIDE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00602-029-O		09/29/2021	4SF02	401	315,000	44,668
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	82	270,332	323,039	0.837	



1594 AUBURN WOODS TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03210-025-O		08/17/2021	4SF02	401	330,000	56,838
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	86	273,162	397,062	0.688	



2524 BAY SIDE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00600-016-O		08/11/2021	4SF02	401	335,000	53,948
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	85	281,052	362,894	0.774	



10840 POPLAR BLUFF CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00530-023-O		07/29/2021	4SF02	401	369,000	43,892
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	87	325,108	394,156	0.825	



2572 AVALON WOODS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00541-064-O		07/29/2021	4SF02	401	410,000	43,964
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	97	366,036	469,312	0.780	



Neighborhoods Used: 4SF02.SE RESIDENTIAL GRP 2

9963 SEA BREEZE CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00604-084-O		07/28/2021		4SF02 401	350,000	46,706
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		303,294	411,802	0.737



9910 HILBERRY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06151-040-O		07/20/2021		4SF02 401	358,000	64,402
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		293,598	432,598	0.679



2470 WOODY NOLL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09451-028-O		07/19/2021		4SF02 401	432,000	49,334
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	83		382,666	539,943	0.709



1528 AUBURN WOODS TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03210-023-O		07/09/2021		4SF02 401	375,000	51,475
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		323,525	435,513	0.743



512 EQUESTRIAN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07710-016-O		07/08/2021		4SF02 401	325,000	42,981
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		282,019	334,394	0.843



2505 AVALON WOODS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00541-028-O		07/06/2021		4SF02 401	399,000	49,932
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	97		349,068	501,164	0.697



1225 BEAR LAKE CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07705-008-O		07/02/2021		4SF02 401	545,000	50,727
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	91		494,273	765,841	0.645



1697 DRAYTON CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06150-010-O		06/08/2021		4SF02 401	369,900	51,439
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79		318,461	448,674	0.710



Neighborhoods Used: 4SF02.SE RESIDENTIAL GRP 2

10819 POPLAR BLUFF CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00530-009-O		06/07/2021		4SF02 401	345,000	47,729
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		297,271	411,018	0.723



2433 BAY SIDE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00600-007-O		05/21/2021		4SF02 401	235,000	44,938
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		190,062	255,453	0.744



2424 AVALON WOODS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00541-058-O		05/21/2021		4SF02 401	360,000	45,833
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		314,167	433,385	0.725



2670 AVALON WOODS CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00540-017-O		05/14/2021		4SF02 401	395,000	48,531
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		346,469	460,081	0.753



10636 BEAR LAKE TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07705-010-O		05/11/2021		4SF02 401	499,900	59,737
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	94		440,163	625,163	0.704



10784 BILTMORE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00550-051-O		04/27/2021		4SF02 401	351,300	23,451
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		327,849	432,592	0.758



2626 AVALON WOODS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00541-066-O		04/19/2021		4SF02 401	320,000	46,279
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		273,721	405,920	0.674



10400 ROGER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04180-005-O		04/19/2021		4SF02 401	349,000	51,111
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	81		297,889	378,012	0.788



Neighborhoods Used: 4SF02.SE RESIDENTIAL GRP 2

1168 CHAUCER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06151-026-O	04/16/2021 4SF02	401	403,000	41,981
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	81	361,019	534,678
				E.C.F. 0.675



170 POINT O'WOODS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06400-002-O	04/16/2021 4SF02	401	280,000	53,322
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	70	226,678	204,037
				E.C.F. 1.111



1285 BEAR LAKE CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07705-006-O	04/06/2021 4SF02	401	630,000	48,866
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	81	581,134	905,814
				E.C.F. 0.642



Neighborhoods Used: 4SF02.SE RESIDENTIAL GRP 2

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
67	0	10.60	13.02	0.990
After Application of E.C.F.s		10.28	12.74	0.990

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)
CONTEMP	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)
GARAGE ONLY	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)
MANUFACTURED	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)
QUAD-LEVEL	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)
RANCH	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)
TRI-LEVEL	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)
TWO-STORY	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)
	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)	0.798 (67)

Single Family E.C.F. : 0.798 (67)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4SF02 - SE RESIDENTIAL GRP 2

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

8221 OAKSIDE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06780-012-O		03/31/2023		4SF03 401	264,900	35,839
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	69		229,061	172,183	1.330



10032 PORTAGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04080-017-O		03/31/2023		4SF03 401	195,000	35,473
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		159,527	143,914	1.108



4725 NASH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00025-140-A		03/03/2023		4SF03 401	204,304	71,987
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		132,317	133,917	0.988



603 VELVET AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05521-093-O		03/02/2023		4SF03 401	180,000	31,916
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		148,084	178,026	0.832



818 KARENDAL E AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04742-072-O		03/01/2023		4SF03 401	275,000	58,133
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	94		216,867	238,841	0.908



4252 SUFFIELD WOODS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07696-011-O		02/23/2023		4SF03 401	296,900	36,913
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		259,987	285,422	0.911



421 BACON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00220-023-O		01/27/2023		4SF03 401	231,406	41,655
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		189,751	153,049	1.240



718 BACON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04740-007-O		01/09/2023		4SF03 401	220,000	46,776
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		173,224	144,086	1.202



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

4191 SUFFIELD WOODS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07696-001-0		12/30/2022		4SF03 401	295,900	44,030
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		251,870	257,312	0.979



3114 WOODHAMS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07440-003-0		12/28/2022		4SF03 401	264,500	33,336
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		231,164	197,374	1.171



2023 THRUSHWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02500-016-0		12/28/2022		4SF03 401	247,500	34,103
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		213,397	186,257	1.146



10631 S WESTNEDGE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04920-010-0		12/22/2022		4SF03 401	167,000	35,972
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		131,028	147,991	0.885



1727 PLEASANT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-032-0		12/19/2022		4SF03 401	143,000	36,034
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		106,966	121,764	0.878



125 BACON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00220-014-0		12/16/2022		4SF03 401	145,000	44,093
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		100,907	68,193	1.480



10528 DANDALE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02861-063-0		12/14/2022		4SF03 401	252,500	42,163
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		210,337	201,646	1.043



121 BACON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00220-013-0		12/02/2022		4SF03 401	143,350	31,731
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		111,619	66,165	1.687



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

4445 SUFFIELD WOODS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07697-048-O		11/28/2022		4SF03 401	275,725	32,160
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		243,565	253,963	0.959



127 E MELODY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02442-074-O		11/18/2022		4SF03 401	244,900	35,131
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		209,769	168,967	1.241



419 CALICO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05520-048-O		10/17/2022		4SF03 401	183,750	32,301
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		151,449	140,710	1.076



606 BACON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04740-003-O		10/14/2022		4SF03 401	241,000	31,395
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		209,605	138,386	1.515



676 SOUTH SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05520-063-O		10/14/2022		4SF03 401	120,000	31,042
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60		88,958	70,351	1.264



9922 S SPRINKLE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00025-170-O		10/13/2022		4SF03 401	160,000	48,685
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		111,315	117,817	0.945



2105 WOODBINE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05160-027-O		10/07/2022		4SF03 401	224,900	32,785
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	68		192,115	220,878	0.870



8197 BLACK FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07696-022-O		10/05/2022		4SF03 401	256,000	31,841
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		224,159	235,106	0.953



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

426 MARIGOLD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02442-088-O		09/26/2022		4SF03 401	265,000	34,738
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		230,262	229,462	1.003



2905 MANDIGO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00035-145-W		09/19/2022		4SF03 401	535,000	108,236
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		426,764	399,786	1.067



213 GABARDINE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05522-123-O		09/15/2022		4SF03 401	242,000	35,655
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		206,345	175,579	1.175



127 LARKSPUR AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02441-071-O		09/07/2022		4SF03 401	211,000	35,537
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		175,463	190,195	0.923



1130 E OSTERHOUT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09180-023-O		09/02/2022		4SF03 401	287,499	26,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		260,979	251,360	1.038



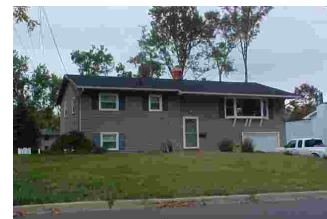
310 MARIGOLD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02440-014-B		08/25/2022		4SF03 401	234,000	35,341
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		198,659	200,981	0.988



2321 PROSPERITY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06780-024-O		08/19/2022		4SF03 401	210,000	31,316
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		178,684	117,548	1.520



2005 THRUSHWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02500-013-O		08/17/2022		4SF03 401	240,000	48,338
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	73		191,662	173,411	1.105



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

2227 STANLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00026-110-A		08/16/2022		4SF03 401	199,900	46,385
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		153,515	119,159	1.288



1419 BACON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06180-005-O		08/05/2022		4SF03 401	168,100	34,646
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	73		133,454	228,721	0.583



10022 TERRY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04740-004-C		07/26/2022		4SF03 401	187,500	37,938
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		149,562	140,623	1.064



216 LARKSPUR AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02441-035-O		07/07/2022		4SF03 401	275,000	50,095
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		224,905	168,467	1.335



611 BARBERRY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02442-097-O		06/29/2022		4SF03 401	279,900	50,748
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		229,152	229,937	0.997



10113 TERRY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04741-052-O		06/27/2022		4SF03 401	253,000	39,674
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		213,326	179,843	1.186



4395 SUFFIELD WOODS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07697-050-O		06/21/2022		4SF03 401	345,000	36,499
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	85		308,501	296,744	1.040



116 VELVET AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05520-015-O		05/26/2022		4SF03 401	216,000	37,622
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		178,378	188,402	0.947



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

9912 WOODLAWN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00581-036-A		05/26/2022		4SF03 401	275,000	60,859
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		214,141	221,488	0.967



127 BARBERRY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02442-117-O		05/20/2022		4SF03 401	275,000	35,186
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	68		239,814	223,927	1.071



8131 OAKSIDE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06780-041-O		05/13/2022		4SF03 401	230,000	36,294
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		193,706	182,929	1.059



1902 PLEASANT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-044-O		05/11/2022		4SF03 401	130,000	41,285
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		88,715	116,006	0.765



2204 PROSPERITY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06780-009-O		04/25/2022		4SF03 401	240,000	33,441
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		206,559	173,854	1.188



2162 STANLEY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00026-155-E		04/22/2022		4SF03 401	146,375	35,756
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		110,619	189,982	0.582



2329 WOODBINE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05160-016-O		03/18/2022		4SF03 401	258,025	34,218
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		223,807	142,802	1.567



10130 PORTAGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00034-010-O		03/18/2022		4SF03 401	190,000	44,631
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		145,369	119,273	1.219



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

10536 WETHERFIELD DR WEST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09180-019-0		02/28/2022		4SF03 401	190,000	32,480
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		157,520	135,429	1.163



10737 S WESTNEDGE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04920-015-0		02/23/2022		4SF03 401	250,000	40,575
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		209,425	172,411	1.215



9720 S SPRINKLE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00025-295-A		02/11/2022		4SF03 401	135,000	34,892
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		100,108	80,612	1.242



10325 S WESTNEDGE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00034-075-0		02/08/2022		4SF03 401	320,000	43,524
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	60		276,476	324,383	0.852



2024 WOODBINE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05160-034-0		01/03/2022		4SF03 401	233,315	30,675
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		202,640	190,352	1.065



9441 ORGANDY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05580-005-0		12/29/2021		4SF03 401	230,000	42,301
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	68		187,699	144,234	1.301



2210 PROSPERITY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06780-008-0		12/28/2021		4SF03 401	203,000	42,180
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		160,820	189,048	0.851



9439 S WESTNEDGE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05520-013-0		12/28/2021		4SF03 401	180,200	41,141
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		139,059	158,751	0.876



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

9343 S WESTNEDGE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05521-119-A		12/28/2021		4SF03 401	215,000	95,345
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	58		119,655	157,452	0.760



1917 PLEASANT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-025-O		12/23/2021		4SF03 401	170,000	36,034
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		133,966	115,880	1.156



10608 DANDALE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02861-060-O		12/10/2021		4SF03 401	267,750	55,713
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		212,037	219,031	0.968



8131 COPPER OAKS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07697-042-O		12/08/2021		4SF03 401	240,000	33,069
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		206,931	276,298	0.749



1727 THRUSHWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02500-003-O		12/02/2021		4SF03 401	215,000	36,931
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		178,069	171,161	1.040



511 CALICO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05520-051-O		11/29/2021		4SF03 401	214,000	32,301
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		181,699	156,375	1.162



1218 BACON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04740-022-B		11/29/2021		4SF03 401	166,000	40,650
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		125,350	201,338	0.623



1908 THRUSHWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02500-024-O		11/23/2021		4SF03 401	212,500	35,987
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		176,513	139,843	1.262



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

8213 NEWELL'S LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-068-O		11/22/2021		4SF03 401	190,000	35,981
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		154,019	153,126	1.006



10528 PORTAGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03900-014-O		11/05/2021		4SF03 401	203,000	39,646
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		163,354	199,942	0.817



8087 BLACK FOREST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07696-029-O		11/04/2021		4SF03 401	285,000	43,265
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		241,735	217,285	1.113



104 CALICO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05520-011-O		11/03/2021		4SF03 401	204,900	39,243
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76		165,657	172,413	0.961



4278 SUFFIELD WOODS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07696-012-O		10/25/2021		4SF03 401	270,000	38,317
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		231,683	243,685	0.951



10146 EAST SHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05880-025-O		10/20/2021		4SF03 401	225,000	38,477
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		186,523	223,738	0.834



215 CALICO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05520-040-O		10/07/2021		4SF03 401	165,000	31,910
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		133,090	134,639	0.988



2301 PLEASANT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00023-205-I		10/06/2021		4SF03 401	300,000	39,575
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		260,425	316,015	0.824



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

8140 OAKSIDE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08820-052-0	09/30/2021 4SF03	401	209,500	31,206
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	97	178,294	224,650
				E.C.F. 0.794



1628 BACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04080-014-0	09/24/2021 4SF03	401	171,608	49,426
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	122,182	162,179
				E.C.F. 0.753



3230 WOODHAMS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07440-011-0	09/16/2021 4SF03	401	260,000	35,087
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	224,913	261,548
				E.C.F. 0.860



9534 WOODLAWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05040-026-0	09/14/2021 4SF03	401	415,000	56,583
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	358,417	331,187
				E.C.F. 1.082



706 KARENDAL E AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04741-053-0	09/10/2021 4SF03	401	240,000	42,986
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	197,014	218,487
				E.C.F. 0.902



2360 STANLEY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00026-151-0	09/03/2021 4SF03	401	190,000	38,453
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	151,547	153,575
				E.C.F. 0.987



223 BARBERRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02442-114-0	08/27/2021 4SF03	401	240,000	33,762
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	68	206,238	253,048
				E.C.F. 0.815



1904 APPLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08820-107-0	08/26/2021 4SF03	401	195,000	33,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	161,525	164,771
				E.C.F. 0.980



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

3731 MANDIGO AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00036-075-O 08/20/2021 4SF03 401 203,000 53,897
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 149,103 198,423 0.751



10130 ROGER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04740-036-B 08/13/2021 4SF03 401 225,000 41,839
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 183,161 186,139 0.984



9535 CORDUROY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05522-152-O 08/03/2021 4SF03 401 232,000 32,443
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 199,557 170,701 1.169



1225 BACON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00027-185-O 07/21/2021 4SF03 401 151,000 48,859
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 58 102,141 104,949 0.973



226 LARKSPUR AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02441-036-O 07/20/2021 4SF03 401 191,000 33,871
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 68 157,129 132,037 1.190



2210 PROSPERITY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06780-008-O 07/16/2021 4SF03 401 148,000 42,180
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 105,820 189,048 0.560



201 GABARDINE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05522-121-O 07/16/2021 4SF03 401 215,000 31,421
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 73 183,579 229,728 0.799



1207 E OSTERHOUT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00034-040-O 06/30/2021 4SF03 401 215,000 55,565
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 58 159,435 158,544 1.006



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

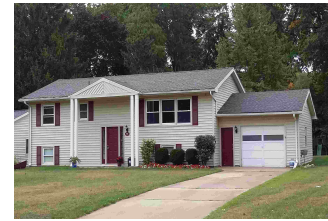
430 BACON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00034-060-B		06/29/2021		4SF03 401	173,000	47,775
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		125,225	170,864	0.733



715 BACON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00220-030-A		06/25/2021		4SF03 401	379,050	101,337
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79		277,713	348,640	0.797



1912 LAURALWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-140-O		06/21/2021		4SF03 401	203,000	34,854
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	60		168,146	146,212	1.150



1725 PROSPERITY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-064-O		06/16/2021		4SF03 401	191,000	36,534
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	73		154,466	161,768	0.955



8150 BLACK FOREST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07696-018-O		06/11/2021		4SF03 401	252,470	33,430
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		219,040	275,243	0.796



2003 PROSPERITY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-055-O		05/26/2021		4SF03 401	155,000	36,034
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		118,966	129,145	0.921



10841 S WESTNEDGE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04920-021-O		05/21/2021		4SF03 401	240,000	39,172
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		200,828	234,990	0.855



10102 HARRIS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05880-034-O		05/05/2021		4SF03 401	203,000	40,693
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		162,307	159,791	1.016



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

8179 COPPER OAKS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07697-039-0		05/05/2021		4SF03 401	281,000	34,146
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		246,854	261,131	0.945



9937 S WESTNEDGE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00220-011-0		04/27/2021		4SF03 401	175,000	33,775
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78		141,225	147,122	0.960



1729 APPLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-096-0		04/26/2021		4SF03 401	115,000	36,034
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		78,966	103,419	0.764



1819 APPLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-093-0		04/14/2021		4SF03 401	140,000	36,034
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		103,966	115,046	0.904



2409 STANLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00026-135-0		04/09/2021		4SF03 401	162,000	34,942
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		127,058	121,141	1.049



Neighborhoods Used: 4SF03.SE RESIDENTIAL GRP 3

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
101	0	12.79	16.91	1.007
After Application of E.C.F.s		12.77	16.88	1.007

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)
CONTEMP	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)
GARAGE ONLY	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)
MANUFACTURED	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)
QUAD-LEVEL	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)
RANCH	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)
TRI-LEVEL	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)
TWO-STORY	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)
	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)	0.986(101)

Single Family E.C.F.	:	0.986	(101)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4SF03 - SE RESIDENTIAL GRP 3

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 4SF04.SE RESIDENTIAL GRP 4

8137 LORAC ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04682-103-O		03/16/2023		4SF04	155,000	36,732
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	63		118,268	167,719	0.705



1125 APPLECROFT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04683-168-O		03/07/2023		4SF04	210,000	27,759
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	63		182,241	125,446	1.453



8834 WARUF AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-053-O		01/24/2023		4SF04	88,000	31,489
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Two-Story	69		56,511	94,473	0.598



1602 PLUMTREE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00461-077-O		01/13/2023		4SF04	215,000	51,975
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		163,025	203,451	0.801



3910 HAYES ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09540-005-A		01/13/2023		4SF04	199,000	28,736
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		170,264	169,751	1.003



1420 APPLECROFT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00460-046-O		12/20/2022		4SF04	190,225	37,264
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		152,961	148,848	1.028



3917 BISCAYNE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00024-145-O		12/14/2022		4SF04	110,000	33,157
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	63		76,843	118,221	0.650



1327 LAKE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09000-063-B		12/07/2022		4SF04	156,800	31,262
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		125,538	89,048	1.410



Neighborhoods Used: 4SF04.SE RESIDENTIAL GRP 4

8603 NEWELL'S LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00023-235-0	11/28/2022 4SF04	401	189,900	35,915
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	59	153,985	136,900
				E.C.F. 1.125



1024 LAKEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06360-039-A	11/21/2022 4SF04	401	300,000	39,777
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	69	260,223	242,146
				E.C.F. 1.075



1420 PLUMTREE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00461-082-0	11/03/2022 4SF04	401	245,000	46,217
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	198,783	159,823
				E.C.F. 1.244



4118 GRAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06900-090-A	10/12/2022 4SF04	401	240,000	55,627
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	69	184,373	165,406
				E.C.F. 1.115



8536 LOVERS LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06960-025-0	10/05/2022 4SF04	401	242,500	25,849
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Two-Story	74	216,651	173,900
				E.C.F. 1.246



1417 ORCHARD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09000-010-0	09/30/2022 4SF04	401	185,000	33,812
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	68	151,188	121,654
				E.C.F. 1.243



1515 APPLECROFT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00460-037-0	09/30/2022 4SF04	401	185,000	32,179
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	152,821	129,379
				E.C.F. 1.181



10823 PORTAGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08640-026-0	09/29/2022 4SF04	401	349,999	29,736
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	64	320,263	183,222
				E.C.F. 1.748



Neighborhoods Used: 4SF04.SE RESIDENTIAL GRP 4

3919 HAYES ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09540-007-0		08/24/2022		4SF04	235,000	40,003
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		194,997	176,452	1.105



1319 LAKE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09000-063-A		08/22/2022		4SF04	149,500	31,241
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		118,259	68,778	1.719



10905 WEAVER DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08640-125-B		08/17/2022		4SF04	265,000	65,246
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	64		199,754	159,659	1.251



8125 LAKE WOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04680-026-0		07/21/2022		4SF04	240,000	29,734
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	69		210,266	132,739	1.584



2206 FOREST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00340-072-0		07/20/2022		4SF04	220,000	44,951
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Two-Story	69		175,049	172,264	1.016



1217 FOREST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06960-023-0		07/12/2022		4SF04	285,000	37,429
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	89		247,571	261,199	0.948



1513 PLUMTREE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00461-069-0		07/07/2022		4SF04	235,000	35,636
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		199,364	157,123	1.269

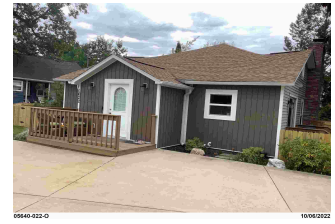


8516 PORTAGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00340-116-0		06/24/2022		4SF04	199,900	35,104
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	59		164,796	147,985	1.114



Neighborhoods Used: 4SF04.SE RESIDENTIAL GRP 4

1622 FOREST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05640-022-O		06/24/2022		4SF04 401	398,700	50,179
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Two-Story	90		348,521	241,782	1.441



1701 FOREST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00341-141-A		06/17/2022		4SF04 401	200,000	41,866
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	69		158,134	172,332	0.918



3832 FLORINDA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04141-058-O		06/10/2022		4SF04 401	210,000	32,712
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	68		177,288	126,978	1.396



8038 NEWELL'S LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00022-065-O		05/31/2022		4SF04 401	178,500	35,864
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	58		142,636	130,233	1.095



8118 SOUTHFIELD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04683-129-O		05/18/2022		4SF04 401	221,000	38,976
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	63		182,024	135,651	1.342



1413 JONATHON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09000-041-O		05/05/2022		4SF04 401	195,000	55,637
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		139,363	137,612	1.013



1507 LAKE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09000-067-A		04/08/2022		4SF04 401	201,700	30,830
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		170,870	98,392	1.737



8203 LOVERS LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00460-006-O		03/29/2022		4SF04 401	190,000	36,855
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		153,145	114,055	1.343



Neighborhoods Used: 4SF04.SE RESIDENTIAL GRP 4

8729 BALMORAL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04141-063-O		02/16/2022		4SF04 401	100,000	30,777
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	63		69,223	110,200	0.628



2217 BURT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02140-055-O		01/14/2022		4SF04 401	179,900	36,109
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	79		143,791	135,332	1.063



906 LAKEVIEW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06360-052-O		01/12/2022		4SF04 401	191,900	24,526
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	89		167,374	208,599	0.802



9230 AUSTIN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02140-094-O		01/07/2022		4SF04 401	232,500	44,086
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		188,414	220,602	0.854



1308 LAKEVIEW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08880-055-O		12/09/2021		4SF04 401	200,000	38,017
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	74		161,983	186,751	0.867



10811 PORTAGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08640-023-O		11/24/2021		4SF04 401	345,000	29,310
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	87		315,690	235,017	1.343



1324 JONATHON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09000-058-O		11/19/2021		4SF04 401	175,000	39,912
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		135,088	105,637	1.279



8019 KINGSTON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04681-062-O		11/16/2021		4SF04 401	200,000	29,852
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	74		170,148	195,040	0.872



Neighborhoods Used: 4SF04.SE RESIDENTIAL GRP 4

2129 AMES DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00340-084-C		11/12/2021		4SF04 401	280,000	58,656
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Tri-Level	64		221,344	317,566	0.697



9203 PORTAGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02140-062-O		11/05/2021		4SF04 401	147,000	28,035
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Two-Story	69		118,965	100,314	1.186



8804 WARUF AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-074-O		10/26/2021		4SF04 402	680,000	298,143
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family		39		381,857	240,595	1.587

!!MULTI-PARCEL SALE!!



1319 APPLECROFT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00460-029-O		09/10/2021		4SF04 401	227,000	41,487
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76		185,513	203,971	0.910



1327 MAYNARD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00460-016-O		09/10/2021		4SF04 401	212,000	38,455
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		173,545	171,950	1.009



10643 WEAVER DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08640-083-O		08/23/2021		4SF04 401	271,000	47,852
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	87		223,148	216,737	1.030



8126 MAYFIELD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04683-141-O		08/20/2021		4SF04 401	165,000	29,656
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	63		135,344	155,216	0.872



8716 BALMORAL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04141-041-O		07/22/2021		4SF04 401	140,000	38,593
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	63		101,407	139,843	0.725



Neighborhoods Used: 4SF04.SE RESIDENTIAL GRP 4

2145 AMES DR						
Parcel Number		**	Valid Sale	**	Class	
00340-076-C		07/21/2021	4SF04		401	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Ranch	86	186,255	188,596	0.988	



8607 NEWELL'S LN						
Parcel Number		**	Valid Sale	**	Class	
00023-245-O		07/21/2021	4SF04		401	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Ranch	59	89,246	104,829	0.851	



1671 SOUTH SHORE DR						
Parcel Number		**	Valid Sale	**	Class	
00026-015-O		07/08/2021	4SF04		401	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Ranch	63	74,713	77,496	0.964	



1604 LAKEVIEW DR						
Parcel Number		**	Valid Sale	**	Class	
08880-038-A		07/06/2021	4SF04		401	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Ranch	79	116,940	74,307	1.574	



10903 PORTAGE RD						
Parcel Number		**	Valid Sale	**	Class	
08640-035-O		06/30/2021	4SF04		401	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Ranch	65	70,121	54,925	1.277	



1322 LAKEVIEW DR						
Parcel Number		**	Valid Sale	**	Class	
08880-051-O		06/28/2021	4SF04		401	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Ranch	64	159,350	139,452	1.143	



9528 BARRY CT						
Parcel Number		**	Valid Sale	**	Class	
00025-095-O		06/21/2021	4SF04		401	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Ranch	69	109,207	75,607	1.444	



2209 CLARENCE DR						
Parcel Number		**	Valid Sale	**	Class	
02140-070-O		06/10/2021	4SF04		401	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Ranch	69	91,115	77,952	1.169	



Neighborhoods Used: 4SF04.SE RESIDENTIAL GRP 4

1409 E MILHAM AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00003-285-0		06/09/2021		4SF04 401	133,900	59,412
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	54		74,488	114,728	0.649



3924 HAYES ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09540-003-0		05/26/2021		4SF04 401	135,000	34,292
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		100,708	135,514	0.743



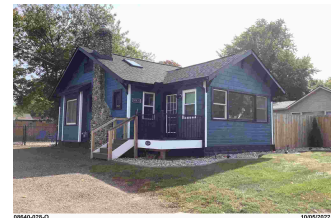
1801 MANDIGO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02800-021-0		05/22/2021		4SF04 401	125,000	30,350
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	59		94,650	111,379	0.850



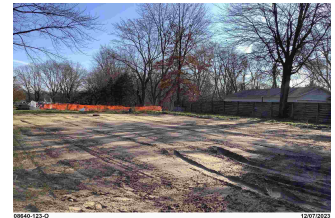
10831 PORTAGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08640-028-0		05/19/2021		4SF04 401	120,000	27,274
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	72		92,726	116,643	0.795



10835 WEAVER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08640-123-0		04/30/2021		4SF04 401	150,000	65,710
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	64		84,290	121,212	0.695



8042 LOVERS LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09001-077-0		04/16/2021		4SF04 401	140,000	35,923
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		104,077	114,981	0.905



1609 ORCHARD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09000-019-0		04/16/2021		4SF04 401	195,000	49,488
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		145,512	167,646	0.868



Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 10.00

10:20 AM

DB: City Of Portage Current

Neighborhoods Used: 211.2.DUPLEX

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	0	11.24	14.28	0.990
After Application of E.C.F.s		11.27	14.28	0.991

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
CONTEMP	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
GARAGE ONLY	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)
QUAD-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
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)
TWO-STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	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. : 0.872 (11)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

```

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 211.2 - DUPLEX

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

10:03 AM

DB: City Of Portage Current

Neighborhoods Used: 211.4.4 UNIT APARTMENT BUILDINGS

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	2.26	2.88	1.000
After Application of E.C.F.s		1.90	2.72	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
CONTEMP	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
GARAGE ONLY	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)
QUAD-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
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)
TWO-STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	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. : 0.727 (3)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

```

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 211.4 - 4 UNIT APARTMENT BUILDINGS

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 9000.WEST LAKE FRONTAGE

614 BARBERRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02442-137-O	02/17/2023 9000	401	559,900	326,073
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	68	233,827	389,369
				E.C.F. 0.601



521 SOUTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04980-024-O	10/19/2022 9000	401	488,000	333,020
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	154,980	179,172
				E.C.F. 0.865



9230 PORTAGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02140-014-O	10/11/2022 9000	401	405,000	182,428
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	222,572	135,953
				E.C.F. 1.637



1210 FOREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03760-005-O	10/07/2022 9000	401	700,000	456,358
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	243,642	338,580
				E.C.F. 0.720

!!MULTI-PARCEL SALE!!



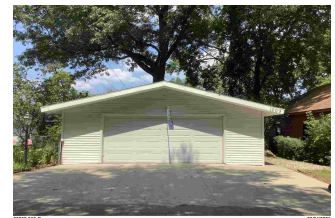
622 BARBERRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02442-138-O	10/03/2022 9000	401	436,500	263,616
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	63	172,884	272,818
				E.C.F. 0.634



1009 LAKEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06360-010-O	09/16/2022 9000	401	391,000	211,765
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	179,235	160,549
				E.C.F. 1.116



1318 FOREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05640-044-A	07/15/2022 9000	401	652,000	301,525
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	90	350,475	401,331
				E.C.F. 0.873



915 LAKEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06360-004-O	04/06/2022 9000	401	540,000	216,158
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	76	323,842	200,822
				E.C.F. 1.613



Neighborhoods Used: 9000.WEST LAKE FRONTAGE

2136 AMES DR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
00340-049-O		12/17/2021	9000	401	679,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	89	431,561	429,907	1.004



2204 AMES DR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
00340-053-O		11/22/2021	9000	401	465,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	64	235,735	197,275	1.195



1803 LAKEVIEW DR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
03520-008-O		10/06/2021	9000	401	330,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	102,963	128,215	0.803



1826 FOREST DR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
00340-022-O		07/26/2021	9000	401	440,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69	159,206	164,568	0.967



1024 FOREST DR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
06960-002-O		07/23/2021	9000	401	407,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	145,976	202,254	0.722



9033 WEST END DR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
04980-012-A		07/09/2021	9000	401	715,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	89	430,605	514,103	0.838



1233 LAKEVIEW DR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
00027-005-O		06/16/2021	9000	401	645,050
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	84	393,547	313,949	1.254



9001 WEST END DR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
04980-005-O		06/15/2021	9000	401	650,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	83	364,029	290,160	1.255



Neighborhoods Used: 9000.WEST LAKE FRONTAGE

645 SOUTH SHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04980-037-A		05/06/2021	9000	401	481,000	209,068
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	73	271,932	221,963	1.225	



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 9001.GOURDNECK FRONTAGE

175 MATTESON CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-177-O		02/28/2023	9001	401	586,000	106,915
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	73	479,085	420,624	1.139	



10723 SUDAN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02860-003-O		06/22/2022	9001	401	800,000	249,544
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	550,456	347,841	1.582	



10922 PORTAGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02800-013-A		08/23/2021	9001	401	800,000	240,452
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	89	559,548	678,076	0.825	



1104 WETHERFIELD DR SOUTH						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09180-014-O		05/10/2021	9001	401	397,500	306,706
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	90,794	120,316	0.755	



Neighborhoods Used: 9001.GOURDNECK FRONTAGE

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
4	0	13.39	19.55	1.012	
After Application of E.C.F.s		13.12	18.19	1.009	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)
CONTEMP	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)
GARAGE ONLY	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)
MANUFACTURED	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)
QUAD-LEVEL	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)
RANCH	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)
TRI-LEVEL	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)
TWO-STORY	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)
	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)	1.072 (4)

Single Family E.C.F. : 1.072 (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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 9001 - GOURDNECK FRONTAGE

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

10:05 AM

DB: City Of Portage Current

Neighborhoods Used: 9002.AUSTIN LAKE 1

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
31	0	11.97	15.92	1.058	
After Application of E.C.F.s		11.74	15.35	1.052	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)
CONTEMP	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)
GARAGE ONLY	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)
MANUFACTURED	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)
QUAD-LEVEL	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)
RANCH	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)
TRI-LEVEL	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)
TWO-STORY	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)
	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)	1.106(31)

Single Family E.C.F. : 1.106 (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)

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

```

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 9002 - AUSTIN LAKE 1

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 9003.LONG LAKE FRONTAGE

4628 DEEP POINT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00700-015-O		12/01/2022	9003	401	325,000	159,724
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	165,276	143,709	1.150	



4829 S LONG LAKE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07980-083-A		09/29/2022	9003	401	398,400	199,795
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	94	198,605	148,525	1.337	



4629 S LONG LAKE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07980-065-O		09/01/2022	9003	401	535,000	204,577
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	74	330,423	185,243	1.784	



8919 WARUF AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-008-O		08/12/2022	9003	401	332,000	177,484
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	154,516	98,402	1.570	



8933 WARUF AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-003-O		07/08/2022	9003	401	436,000	184,616
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	73	251,384	138,428	1.816	



4818 DEEP POINT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00700-004-O		06/30/2022	9003	401	225,000	171,256
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	49,584	75,307	0.658	
Commercial Buildings:			ResidualValue	CostByManual	E.C.F.	
			4160	6319	0.658	

!!MULTI-PARCEL SALE!!



8801 WARUF AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-028-O		10/26/2021	9003	401	680,000	298,143
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	381,857	240,595	1.587	

!!MULTI-PARCEL SALE!!



8919 WARUF AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-008-O		09/02/2021	9003	401	240,000	177,484
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	62,516	98,402	0.635	



Neighborhoods Used: 9003.LONG LAKE FRONTAGE

8939 WARUF AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-002-O		08/17/2021	9003	401	500,000	171,934
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	328,066	302,632	1.084	



8833 WARUF AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-020-O		05/14/2021	9003	401	305,750	175,362
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	73	130,388	99,685	1.308	



8839 WARUF AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-018-O		05/14/2021	9003	401	275,500	159,499
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	116,001	134,809	0.860	



9003 NOUGGLES CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07980-010-O		04/09/2021	9003	401	515,000	248,774
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	79	266,226	290,981	0.915	



Neighborhoods Used: 9003.LONG LAKE FRONTAGE

<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>
# Valid Sales 12	# Invalid Sales 0	Coefficient of Dispersion (%) 12.55	Coefficient of Variation (%) 14.87	Price Related Differential 1.031
After Application of E.C.F.s		12.80	14.61	1.026

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)
CONTEMP	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)
GARAGE ONLY	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)
MANUFACTURED	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)
QUAD-LEVEL	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)
RANCH	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)
TRI-LEVEL	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)
TWO-STORY	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)
	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)	1.244 (12)

Single Family E.C.F.	:	1.244	(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.	:	0.658	(1)

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

```

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 9003 - LONG LAKE FRONTAGE

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: AED16.RES ALLEN EDWIN

1877 ALDER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-032-O		03/31/2023		AED16 401	306,385	53,560
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		252,825	336,807	0.751



3639 TAUNTON TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01641-045-O		03/29/2023		AED16 401	379,900	58,754
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	96		321,146	336,840	0.953



5815 COPPERLEAF TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01642-081-O		03/09/2023		AED16 401	357,000	58,554
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	97		298,446	340,776	0.876



1907 ALDER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-033-O		03/01/2023		AED16 401	299,900	54,390
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	99		245,510	325,299	0.755



1937 ALDER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-034-O		02/27/2023		AED16 401	329,900	59,631
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		270,269	323,613	0.835



5620 PAXTON CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01643-128-O		02/03/2023		AED16 401	449,900	64,943
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		384,957	432,591	0.890



10408 SCHRIER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-041-O		12/30/2022		AED16 401	339,900	54,369
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		285,531	361,646	0.790



3915 RILEY RDG

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01640-015-O		12/02/2022		AED16 401	444,500	66,053
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	95		378,447	405,339	0.934



Neighborhoods Used: AED16.RES ALLEN EDWIN

10381 PENNRIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-010-O		11/28/2022	AED16	401	325,000	52,225
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	98	272,775	354,972	0.768	



3495 CANDLER CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01643-104-O		11/17/2022	AED16	401	489,900	74,938
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	99	414,962	433,339	0.958	



1847 ALDER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-031-O		11/07/2022	AED16	401	344,065	52,999
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	99	291,066	321,776	0.905	



3510 SUMMERSONG PATH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01643-122-O		10/14/2022	AED16	401	370,000	55,468
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	98	314,532	341,243	0.922	



3925 RILEY RDG

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01640-016-O		10/03/2022	AED16	401	450,000	76,245
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	95	373,755	461,553	0.810	



3495 SUMMERSONG PATH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01643-119-O		09/26/2022	AED16	401	429,900	55,520
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	99	374,380	358,668	1.044	



10381 SCHRIER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-023-O		09/23/2022	AED16	401	351,160	70,476
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	99	280,684	320,028	0.877	



10435 SCHRIER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-027-O		09/16/2022	AED16	401	330,060	53,945
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	99	276,115	319,432	0.864	



02/02/2024

ECF Analysis for: 10 - CITY OF PORTAGE

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09:02 AM

DB: City Of Portage Current

Neighborhoods Used: AED16.RES ALLEN EDWIN

3475 SUMMERSONG PATH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01643-120-O		08/12/2022		AED16 401	463,580	57,958
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		405,622	388,112	1.045



10420 SCHRIER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-040-O		07/29/2022		AED16 401	354,555	54,369
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		300,186	323,613	0.928



10459 SCHRIER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-029-O		07/22/2022		AED16 401	299,900	60,705
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	99		239,195	277,944	0.861



3595 CANDLER CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01643-099-O		07/19/2022		AED16 401	418,000	59,983
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		358,017	390,853	0.916



10428 SCHRIER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-039-O		07/12/2022		AED16 401	310,970	54,122
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	99		256,848	319,432	0.804



10447 SCHRIER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-028-O		07/07/2022		AED16 401	349,900	53,834
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		296,066	323,018	0.917



10362 SCHRIER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-045-O		07/05/2022		AED16 401	345,775	58,251
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		287,524	377,112	0.762



5770 PAXTON CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01642-083-O		06/30/2022		AED16 401	372,000	65,437
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	98		306,563	369,514	0.830



Neighborhoods Used: AED16.RES ALLEN EDWIN

10438 SCHRIER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-038-O		06/29/2022		AED16 401	349,900	54,369
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		295,531	336,807	0.877



5780 PAXTON CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01642-084-O		06/28/2022		AED16 401	439,900	63,595
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		376,305	425,646	0.884



3490 CANDLER CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01643-107-O		06/24/2022		AED16 401	444,900	73,644
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		371,256	387,312	0.959



5765 PAXTON CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01642-088-O		05/23/2022		AED16 401	440,535	60,913
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		379,622	390,853	0.971



10423 SCHRIER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-026-O		05/17/2022		AED16 401	319,900	53,952
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		265,948	323,018	0.823



3535 CANDLER CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01643-102-O		04/05/2022		AED16 401	390,485	56,011
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	99		334,474	360,291	0.928



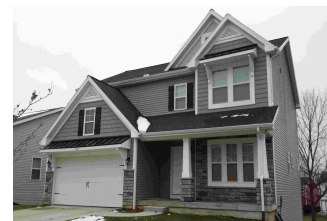
5924 COPPERLEAF TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01640-014-O		02/15/2022		AED16 401	353,900	59,385
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	95		294,515	356,066	0.827



3727 BYRAM CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01640-026-O		02/03/2022		AED16 401	405,000	56,143
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	95		348,857	458,738	0.760



Neighborhoods Used: AED16.RES ALLEN EDWIN

5824 COPPERLEAF TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01641-071-O 01/05/2022 AED16 401 405,000 58,194
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 98 346,806 476,940 0.727



5761 COPPERLEAF TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01642-089-O 12/30/2021 AED16 401 410,000 60,222
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 98 349,778 459,345 0.761



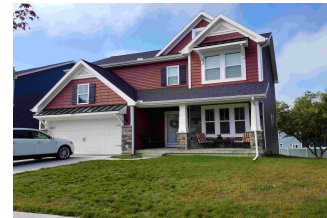
5816 COPPERLEAF TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01642-073-O 11/30/2021 AED16 401 459,900 64,219
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 97 395,681 542,089 0.730



3652 TAUNTON TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01641-064-O 11/29/2021 AED16 401 441,900 61,191
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 96 380,709 508,134 0.749



3741 BYRAM CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01640-024-O 10/19/2021 AED16 401 417,000 52,166
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 95 364,834 455,840 0.800



5903 COPPERLEAF TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01640-011-O 09/16/2021 AED16 401 373,500 54,703
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 95 318,797 432,337 0.737



5840 COPPERLEAF TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01641-069-O 09/13/2021 AED16 401 459,900 58,531
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 96 401,369 470,060 0.854



3575 CANDLER CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01643-100-O 08/11/2021 AED16 401 369,900 50,745
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 98 319,155 348,743 0.915



Neighborhoods Used: AED16.RES ALLEN EDWIN

5846 COPPERLEAF TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01641-068-O	08/09/2021 AED16	401	369,900	56,533
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	96	313,367	449,037
				E.C.F. 0.698



3565 SUMMERSONG PATH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01643-116-O	06/10/2021 AED16	401	369,900	57,291
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	98	312,609	380,673
				E.C.F. 0.821



10450 PENNRIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05990-015-O	06/04/2021 AED16	401	301,610	60,664
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	98	240,946	333,226
				E.C.F. 0.723



3550 CANDLER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01643-110-O	06/02/2021 AED16	401	299,900	51,840
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	98	248,060	343,159
				E.C.F. 0.723



3510 TAUNTON TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01641-057-O	05/26/2021 AED16	401	330,000	58,410
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	96	271,590	371,581
				E.C.F. 0.731



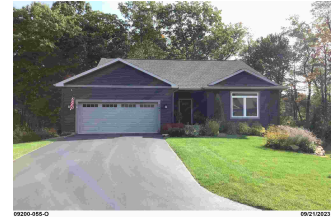
Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: RC001.Res Condos Large & Newer

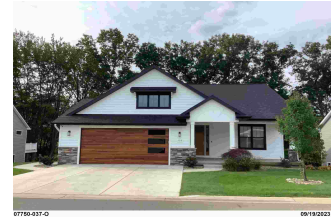
10631 GRACIE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-006-O		03/21/2023		RC001 407	358,000	73,264
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		284,736	325,416	0.875



9341 SASSAFRAS TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09200-055-O		10/31/2022		RC001 407	539,900	43,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95		496,900	464,607	1.070



799 SAND POINTE TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-037-O		10/28/2022		RC001 407	700,000	74,588
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		625,412	530,258	1.179



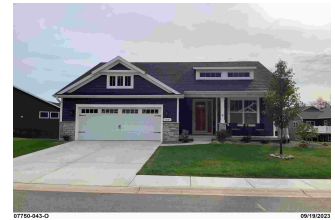
8874 OAK MEADOW CV						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05953-125-O		08/26/2022		RC001 407	516,000	70,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	91		446,000	490,525	0.909



9276 SASSAFRAS TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09200-062-O		08/08/2022		RC001 407	550,000	43,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95		507,000	489,096	1.037



10667 SEELS WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-043-O		06/20/2022		RC001 407	459,000	73,018
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		385,982	438,051	0.881



2179 WHISPER ROCK TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05956-002-O		06/17/2022		RC001 407	342,500	86,006
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97		256,494	339,256	0.756



2161 GRAY OAK CV						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05950-031-A		06/13/2022		RC001 407	380,000	70,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	85		310,000	383,085	0.809

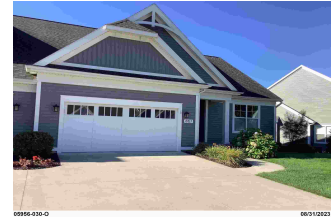


Neighborhoods Used: RC001.Res Condos Large & Newer

10570 GRACIE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-027-0		05/31/2022		RC001 407	528,500	73,268
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		455,232	496,906	0.916



8157 FLAT ROCK RDG						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05956-030-0		05/06/2022		RC001 407	515,000	81,559
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97		433,441	509,854	0.850



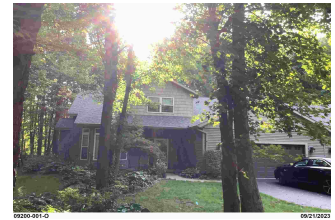
2181 HOLLOW CREEK TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05953-120-0		03/17/2022		RC001 407	548,000	70,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	94		478,000	515,727	0.927



2260 WHISPER ROCK TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05956-033-0		03/11/2022		RC001 407	405,000	82,182
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97		322,818	401,956	0.803



9275 THE WOODLANDS TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09200-001-0		02/23/2022		RC001 407	310,000	43,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	83		267,000	295,594	0.903



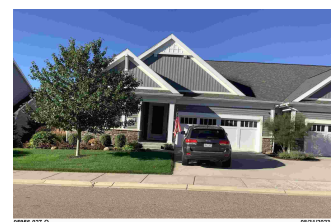
9334 SASSAFRAS TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09200-067-0		01/26/2022		RC001 407	391,500	43,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	98		348,500	387,814	0.899



9330 SASSAFRAS TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09200-066-0		01/18/2022		RC001 407	389,700	43,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	98		346,700	375,019	0.924



8174 SLATE STONE CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05956-027-0		12/23/2021		RC001 407	549,000	81,683
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97		467,317	572,485	0.816

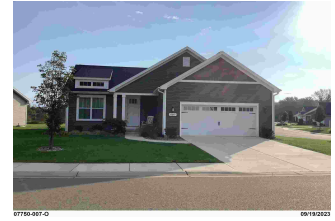


Neighborhoods Used: RC001.Res Condos Large & Newer

8683 OAKLAND HILLS CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05950-004-A 12/17/2021 RC001 407 371,000 70,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 83 301,000 372,284 0.809



10649 GRACIE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07750-007-O 12/17/2021 RC001 407 350,000 72,952
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 277,048 309,145 0.896



8899 OAK MEADOW CV
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05953-136-O 12/13/2021 RC001 407 389,000 70,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 92 319,000 359,016 0.889



8690 OAKLAND HILLS CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05950-017-A 12/09/2021 RC001 407 476,000 70,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 83 406,000 518,771 0.783



10596 GRACIE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07750-025-O 11/29/2021 RC001 407 435,000 73,740
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 361,260 465,998 0.775



9384 THE WOODLANDS TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09200-015-O 11/26/2021 RC001 407 330,000 43,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TWO-STORY 84 287,000 315,135 0.911



830 SAND POINTE TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07750-044-O 11/12/2021 RC001 407 375,000 70,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 305,000 335,114 0.910



2200 GRAY OAK CV
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05950-026-A 11/12/2021 RC001 407 348,000 70,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 84 278,000 365,000 0.762



Neighborhoods Used: RC001.Res Condos Large & Newer

2380 TANGLEY OAK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05952-090-0	11/10/2021	RC001	407		435,000	70,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	88	365,000	450,664	0.810	



8858 OAKLAND HILLS CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05951-076-0	10/27/2021	RC001	407		522,000	70,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	89	452,000	551,418	0.820	



10698 SEELS WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-032-0	10/20/2021	RC001	407		502,500	73,983
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	428,517	530,833	0.807	



10682 SEELS WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-031-0	10/20/2021	RC001	407		429,660	74,341
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	355,319	439,225	0.809	



8280 BOULDER CREEK PT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05956-067-0	10/14/2021	RC001	407		486,000	83,656
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	98	402,344	459,651	0.875	



9365 BRIANNA TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09200-008-0	09/08/2021	RC001	407		315,000	43,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	86	272,000	293,234	0.928	



10621 GRACIE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-005-0	06/29/2021	RC001	407		380,000	73,734
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	306,266	385,622	0.794	



2301 HOLLOW CREEK TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05953-112-0	04/27/2021	RC001	407		515,000	70,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	92	445,000	494,722	0.899	



02/02/2024

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 5/6

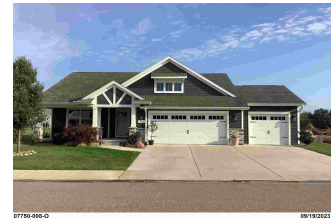
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DB: City Of Portage Current

Neighborhoods Used: RC001.Res Condos Large & Newer

800 JANELLE CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-008-O		04/16/2021		RC001	407	340,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		270,000	348,871	0.774

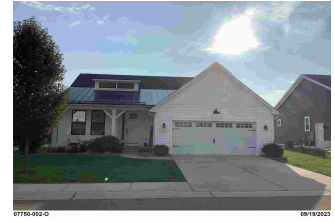


07750-008-O

06/10/2023

10575 GRACIE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-002-O		04/12/2021		RC001	407	405,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		331,988	436,800	0.760



07750-002-O

06/10/2023

8237 SLATE STONE CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05956-010-O		04/08/2021		RC001	407	575,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97		492,429	612,182	0.804



05956-010-O

06/10/2023

10631 GRACIE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-006-O		04/08/2021		RC001	407	310,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		236,736	325,416	0.727



07750-006-O

06/10/2023

Neighborhoods Used: RC001.Res Condos Large & Newer

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
36	0	6.60	8.12	1.007
After Application of E.C.F.s		6.74	8.38	1.008

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)
CONTEMP	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)
GARAGE ONLY	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)
MANUFACTURED	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)
QUAD-LEVEL	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)
RANCH	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)
TRI-LEVEL	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)
TWO-STORY	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)
	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)

Single Family E.C.F. : 0.890 (15)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 0.849 (21)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): RC001 - Res Condos Large & Newer

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: RC002.Res Condos Moderate Size & Age

7795 W ST ANDREWS CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-461-0		03/22/2023		RC002	407	360,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	70	325,000	355,522	0.914	



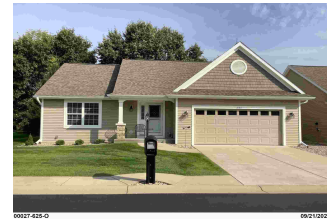
1421 SARASOTA TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-459-0		03/15/2023		RC002	407	307,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	83	267,500	257,534	1.039	



1081 GULF BREEZE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-625-0		03/07/2023		RC002	407	340,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	94	300,000	296,420	1.012	



1220 GULF BREEZE CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-633-0		01/09/2023		RC002	407	419,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	94	379,900	407,840	0.931	



9460 SEBRING DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-373-0		12/20/2022		RC002	407	293,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	253,800	208,756	1.216	



1576 LIDO TER

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-345-0		12/07/2022		RC002	407	239,610
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	199,610	222,826	0.896	



1255 GULF BREEZE CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-641-0		11/14/2022		RC002	407	437,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	94	397,500	482,035	0.825	



2028 HAILEY CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00008-605-0		09/13/2022		RC002	407	295,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	98	240,000	205,844	1.166	



Neighborhoods Used: RC002.Res Condos Moderate Size & Age

1107 GULF BREEZE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-626-O	07/29/2022 RC002	407	345,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	94	305,000	292,777
				E.C.F. 1.042



1672 BRADENTON PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-310-O	07/25/2022 RC002	407	270,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	230,000	233,137
				E.C.F. 0.987



9401 SEBRING DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-362-O	07/20/2022 RC002	407	260,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	220,000	241,138
				E.C.F. 0.912



9561 MARCO DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-387-O	06/30/2022 RC002	407	265,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	225,000	210,309
				E.C.F. 1.070



9890 FORT MYERS PKWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-519-O	06/24/2022 RC002	407	320,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	280,000	239,080
				E.C.F. 1.171



1490 SARASOTA TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-530-O	05/31/2022 RC002	407	350,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	310,000	264,677
				E.C.F. 1.171



1967 BRIGHTON LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00008-521-O	03/31/2022 RC002	407	247,500	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	212,500	230,373
				E.C.F. 0.922



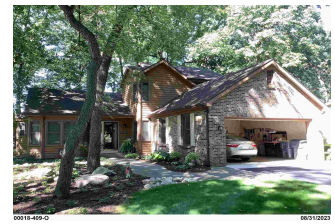
1999 BRIGHTON LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00008-511-O	03/11/2022 RC002	407	237,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	202,000	230,373
				E.C.F. 0.877



Neighborhoods Used: RC002.Res Condos Moderate Size & Age

7770 W ST ANDREWS CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00018-409-O 03/04/2022 RC002 407 335,000 40,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 70 295,000 365,120 0.808



1466 ESTERO DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00027-370-O 03/04/2022 RC002 407 350,000 40,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 310,000 231,421 1.340



6551 ELLE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-620-O 02/04/2022 RC002 407 265,000 55,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 98 210,000 214,112 0.981



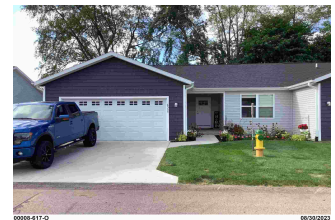
6545 ELLE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-619-O 02/01/2022 RC002 407 244,900 55,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 98 189,900 208,728 0.910



6539 ELLE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-618-O 01/25/2022 RC002 407 248,276 55,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 98 193,276 206,432 0.936



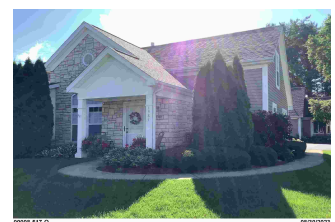
6535 ELLE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-617-O 01/21/2022 RC002 407 242,750 55,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 98 187,750 214,112 0.877



9613 STERLING OAKS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00027-414-O 01/18/2022 RC002 407 260,000 40,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 220,000 215,231 1.022



1987 BRIGHTON LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-517-O 11/29/2021 RC002 407 260,000 35,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 85 225,000 259,591 0.867



Neighborhoods Used: RC002.Res Condos Moderate Size & Age

6561 ELLE AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00008-622-O		11/29/2021	RC002	407	270,625 55,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	98	215,625	240,934	0.895



1545 SARASOTA TRL					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00027-501-O		10/28/2021	RC002	407	284,000 40,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	244,000	237,146	1.029



1156 CORAL SPRINGS DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00027-616-O		10/25/2021	RC002	407	360,000 40,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	89	320,000	439,361	0.728



7672 E ST ANDREWS CIR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00018-402-A		10/20/2021	RC002	407	266,000 40,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	70	226,000	341,297	0.662



1179 CORAL SPRINGS DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00027-609-O		10/15/2021	RC002	407	356,000 40,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	89	316,000	379,094	0.834



1250 GULF BREEZE CT					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00027-636-O		09/22/2021	RC002	407	355,000 40,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	94	315,000	485,739	0.648



1498 ESTERO DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00027-372-O		09/16/2021	RC002	407	225,000 40,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78	185,000	210,800	0.878



6521 ELLE AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00008-614-O		08/27/2021	RC002	407	267,715 55,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	98	212,715	235,551	0.903



Neighborhoods Used: RC002.Res Condos Moderate Size & Age

8049 SIELLE PATH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00020-202-0	07/20/2021 RC002	407	250,000	37,083
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	97	212,917	200,682
				E.C.F. 1.061



1629 BRADENTON PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-317-0	07/16/2021 RC002	407	234,850	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	194,850	223,483
				E.C.F. 0.872



1490 SARASOTA TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-530-0	06/30/2021 RC002	407	319,900	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	279,900	264,677
				E.C.F. 1.058



1460 CAPE CORAL WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-523-0	06/17/2021 RC002	407	269,900	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	229,900	246,646
				E.C.F. 0.932



1159 GULF BREEZE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-615-0	04/20/2021 RC002	407	340,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	89	300,000	316,917
				E.C.F. 0.947



1996 HAILEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00008-608-0	04/15/2021 RC002	407	224,000	55,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	98	169,000	206,432
				E.C.F. 0.819



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

7606 WOODBRIDGE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-635-O		03/24/2023		RC003	407	235,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	74		200,000	219,451	0.911



5589 NEWHAVEN CV

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03183-063-C		03/08/2023		RC003	407	142,135
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		124,135	143,049	0.868



10160 PHEASANT RUN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-223-O		03/03/2023		RC003	407	160,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	63		128,355	125,193	1.025



7615 WOODBRIDGE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-620-O		02/23/2023		RC003	407	270,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	70		235,000	246,121	0.955



7619 BLACKMAR CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-539-O		01/23/2023		RC003	407	175,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	72		140,000	145,170	0.964



10145 GRAEFIELD CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-216-O		01/20/2023		RC003	407	160,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	68		132,000	121,491	1.087



10220 FOXHOLLOW CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-202-O		01/20/2023		RC003	407	139,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	63		111,900	105,487	1.061



10234 CRICKLEWOOD CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-234-O		01/13/2023		RC003	407	150,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	63		122,000	123,234	0.990



10158 PHEASANT RUN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00033-224-O 01/10/2023 RC003 407 179,900 28,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 63 151,900 138,145 1.100



3487 SCOTS PINE WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-332-O 12/30/2022 RC003 407 170,000 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 72 138,000 120,845 1.142



10146 GRAEFIELD CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00033-211-O 12/30/2022 RC003 407 142,400 28,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 68 114,400 111,669 1.024



4024 W CENTRE AVE # 118
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00019-545-O 12/08/2022 RC003 407 187,500 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 76 142,500 116,868 1.219



4804 FOXFIRE TRL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00006-180-O 12/08/2022 RC003 407 147,500 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 69 115,500 98,236 1.176



8020 WIMBLEDON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00019-240-O 11/23/2022 RC003 407 195,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TRI-LEVEL 67 160,000 122,344 1.308



7697 VERNARD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-536-O 11/14/2022 RC003 407 250,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 72 215,000 213,021 1.009



3464 WOODBRIDGE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-609-O 11/10/2022 RC003 407 239,500 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 70 204,500 240,114 0.852



3773 TARTAN CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-648-O 11/02/2022 RC003 407 250,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 74 215,000 170,803 1.259



8080 WIMBLEDON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00019-213-O 10/07/2022 RC003 407 176,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 67 141,000 104,511 1.349



7563 WOODBRIDGE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-625-O 09/30/2022 RC003 407 307,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 74 272,000 275,506 0.987



3325 AUSTRIAN PINE WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-302-O 09/30/2022 RC003 407 152,000 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 67 120,000 86,593 1.386



8048 S WESTNEDGE AVE APT #1
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06430-007-O 09/28/2022 RC003 407 101,000 15,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 86,000 93,567 0.919



10161 PHEASANT RUN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00033-220-O 09/21/2022 RC003 407 150,000 28,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 63 122,000 131,011 0.931



4076 W CENTRE AVE # 209
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00019-528-O 08/30/2022 RC003 407 188,000 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 74 143,000 114,211 1.252



7515 WOODBRIDGE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-659-O 08/15/2022 RC003 407 225,600 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 74 190,600 207,227 0.920



10143 GRAEFIELD CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00033-215-O 08/05/2022 RC003 407 150,000 28,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 63 122,000 112,063 1.089



10198 CRICKLEWOOD CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00033-240-O 08/01/2022 RC003 407 165,000 28,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 63 137,000 117,649 1.164



3742 TARTAN CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-566-O 07/28/2022 RC003 407 209,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 73 174,000 161,773 1.076



4804 FOXFIRE TRL
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
00006-180-O 07/06/2022 RC003 407 105,000 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 69 73,000 98,236 0.743



3611 TARTAN CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-594-O 06/30/2022 RC003 407 195,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 74 160,000 133,186 1.201



3649 TARTAN CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-628-O 06/24/2022 RC003 407 192,450 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 70 157,450 146,679 1.073



4128 W CENTRE AVE # 308
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00019-523-O 06/21/2022 RC003 407 214,000 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 72 169,000 135,158 1.250



4575 FOXFIRE TRL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00006-226-O 06/16/2022 RC003 407 250,000 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 69 218,000 174,210 1.251



4673 FOXFIRE TRL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00006-221-O 06/13/2022 RC003 407 247,800 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 69 215,800 173,547 1.243



3366 SCOTS PINE WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05510-008-O 06/06/2022 RC003 407 160,000 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 69 128,000 98,076 1.305



3355 SCOTS PINE WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-309-O 06/03/2022 RC003 407 175,000 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 67 143,000 112,449 1.272



3766 TARTAN CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-548-O 05/27/2022 RC003 407 195,988 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 72 160,988 142,291 1.131



8034 WIMBLEDON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00019-233-O 05/26/2022 RC003 407 165,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 67 130,000 123,973 1.049



3602 WOODBRIDGE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-564-O 05/11/2022 RC003 407 261,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 73 226,000 234,821 0.962



7606 WOODBRIDGE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-635-O 05/10/2022 RC003 407 222,500 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 74 187,500 219,451 0.854



3358 SCOTS PINE WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05510-007-O 05/04/2022 RC003 407 160,000 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 69 128,000 89,700 1.427



4024 W CENTRE AVE #218
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00019-549-O 04/11/2022 RC003 407 185,000 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 76 140,000 117,295 1.194



3107 STURGEON BAY AVE
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
03182-040-B 04/04/2022 RC003 407 170,000 18,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 67 152,000 99,533 1.527



4164 W CENTRE AVE # 101
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00019-500-O 04/04/2022 RC003 407 155,500 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 72 110,500 118,658 0.931



7675 BLACKMAR CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-521-O 03/23/2022 RC003 407 176,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 74 141,000 149,203 0.945



3530 KIRKALDY CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-671-O 03/21/2022 RC003 407 280,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 74 245,000 228,952 1.070



3470 WOODBRIDGE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-608-O 03/16/2022 RC003 407 250,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 70 215,000 225,503 0.953



7655 BLACKMAR CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-524-O 03/14/2022 RC003 407 166,800 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 65 131,800 132,987 0.991



7651 BLACKMAR CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-527-O 02/28/2022 RC003 407 183,750 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 72 148,750 167,374 0.889



4024 W CENTRE AVE # 220

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00019-551-O		02/18/2022 RC003	407	164,500	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	76	119,500	118,985	1.004



4122 W CENTRE AVE # 7

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00019-553-O		02/03/2022 RC003	407	10,000	2,250
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		7750	15780	0.491	

!!MULTI-PARCEL SALE!!



5570 GRAND TRAVERSE LN

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
03182-032-C		02/01/2022 RC003	407	143,000	18,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	74	125,000	112,846	1.108



4128 W CENTRE AVE # 105

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00019-512-O		01/28/2022 RC003	407	179,900	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	72	134,900	117,970	1.144



8047 WIMBLEDON DR

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00019-246-O		01/25/2022 RC003	407	189,900	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TRI-LEVEL	69	154,900	123,251	1.257



10241 FOXHOLLOW CT

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00033-199-O		01/11/2022 RC003	407	155,000	28,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	71	127,000	126,742	1.002



8030 WIMBLEDON DR

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00019-235-O		01/10/2022 RC003	407	173,450	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	75	138,450	132,433	1.045



4874 FOXFIRE TRL

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00006-171-O		12/17/2021 RC003	407	161,000	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	69	129,000	93,804	1.375



3460 SCOTS PINE WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-346-O 12/16/2021 RC003 407 140,000 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 67 108,000 93,703 1.153



3500 SCOTS PINE WAY
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
00018-339-O 12/13/2021 RC003 407 156,000 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 67 124,000 86,593 1.432



3767 TARTAN CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-645-O 12/03/2021 RC003 407 240,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 74 205,000 199,718 1.026



8094 WIMBLEDON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00019-219-O 12/03/2021 RC003 407 165,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 67 130,000 116,254 1.118



4164 W CENTRE AVE # 104
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00019-503-O 11/19/2021 RC003 407 165,500 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 72 120,500 117,920 1.022



3432 SCOTS PINE WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-341-O 11/17/2021 RC003 407 162,000 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 79 130,000 116,543 1.115



10139 GRAEFIELD CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00033-214-O 11/03/2021 RC003 407 146,000 28,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 63 118,000 111,250 1.061



10150 GRAEFIELD CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00033-210-O 10/29/2021 RC003 407 150,000 28,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 63 122,000 95,069 1.283



4635 FOXFIRE TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00006-222-O		10/28/2021		RC003	407	250,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	69		218,000	177,513	1.228



10065 PEPPERELL CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-267-O		10/22/2021		RC003	407	156,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	64		128,000	135,304	0.946



3654 TARTAN CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-677-O		10/13/2021		RC003	407	300,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	74		265,000	255,917	1.035



10162 PHEASANT RUN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-222-O		10/05/2021		RC003	407	129,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	63		101,900	105,199	0.969



3065 STURGEON BAY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03182-039-C		10/01/2021		RC003	407	175,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	75		157,000	114,539	1.371



3506 KIRKALDY CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-668-O		10/01/2021		RC003	407	275,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	74		240,500	237,459	1.013



4768 FOXFIRE TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00006-198-O		09/24/2021		RC003	407	219,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	74		187,000	175,484	1.066



7615 BLACKMAR CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-538-O		09/03/2021		RC003	407	175,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	72		140,000	137,015	1.022



10237 CRICKLEWOOD CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00033-230-O 08/31/2021 RC003 407 160,000 28,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 69 132,000 134,281 0.983



7683 BLACKMAR CIR
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
00018-512-O 08/27/2021 RC003 407 178,500 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 72 143,500 188,343 0.762



4050 W CENTRE AVE # 213
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00019-540-O 08/27/2021 RC003 407 179,900 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 74 134,900 115,857 1.164



3772 TARTAN CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-547-O 08/16/2021 RC003 407 151,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 72 116,000 145,170 0.799



3611 TARTAN CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-594-O 08/10/2021 RC003 407 175,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 74 140,000 133,186 1.051



3088 STURGEON BAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
03182-036-A 07/22/2021 RC003 407 162,500 18,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 72 144,500 125,553 1.151



3773 TARTAN CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-648-O 07/16/2021 RC003 407 205,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 74 170,000 170,803 0.995



3532 SCOTS PINE WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
00018-336-O 07/08/2021 RC003 407 150,000 32,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home TWO-STORY 67 118,000 115,260 1.024



4050 W CENTRE AVE #116

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-539-O		07/07/2021	RC003	407	162,500	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	74	117,500	113,796	1.033	



8090 WIMBLEDON DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-217-O		06/29/2021	RC003	407	178,500	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	TWO-STORY	67	143,500	117,831	1.218	



7508 WOODBRIDGE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-656-O		06/28/2021	RC003	407	275,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	TWO-STORY	74	240,000	261,131	0.919	



4567 FOXFIRE TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00006-227-O		06/25/2021	RC003	407	239,000	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	69	207,000	188,360	1.099	



3520 WOODBRIDGE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-598-O		06/10/2021	RC003	407	246,850	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	78	211,850	264,254	0.802	



4128 W CENTRE AVE # 306

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-521-O		05/27/2021	RC003	407	200,000	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	72	155,000	133,090	1.165	



4656 FOXFIRE TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00006-208-O		05/26/2021	RC003	407	177,700	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	69	145,700	145,811	0.999	



3442 SCOTS PINE WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-342-O		05/19/2021	RC003	407	125,000	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	TWO-STORY	67	93,000	89,202	1.043	



3614 WOODBRIDGE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-562-O		05/12/2021		RC003	407	210,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	73		175,000	217,303	0.805



1732 VALLEYWOOD CT #2

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00980-014-O		05/10/2021		RC003	407	95,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	63		77,900	85,254	0.914



3745 TARTAN CIR

Parcel Number	**	Invalid Sale	**	Class	AdjSalePrice	LandValue
00018-666-O		05/07/2021		RC003	407	191,920
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	74		156,920	203,105	0.773



8037 WIMBLEDON DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-241-O		04/28/2021		RC003	407	174,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	69		139,000	141,141	0.985



4076 W CENTRE AVE # 211

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-530-O		04/23/2021		RC003	407	159,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	74		114,000	114,211	0.998



3702 TARTAN CIR

Parcel Number	**	Invalid Sale	**	Class	AdjSalePrice	LandValue
00018-588-O		04/15/2021		RC003	407	137,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	73		102,017	137,644	0.741



Neighborhoods Used: RC003 - Res Condos Smaller Apt/ Townhome Style

[illegible]

Total Single Family Costs by Manual :	236,616
Total Mobile Home Costs by Manual :	0
Total Town Home Costs by Manual :	12,478,660
Total Agricultural Costs by Manual :	0
Total Commercial Costs by Manual :	15,780

<<<<<<<<<<	Single Family Sale Residual Values				>>>>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	210,135	210,135	210,135	210,135	210,135	210,135
CONTEMP	210,135	210,135	210,135	210,135	210,135	210,135
GARAGE ONLY	210,135	210,135	210,135	210,135	210,135	210,135
MANUFACTURED	210,135	210,135	210,135	210,135	210,135	210,135
QUAD-LEVEL	210,135	210,135	210,135	210,135	210,135	210,135
RANCH	210,135	210,135	210,135	210,135	210,135	210,135
TRI-LEVEL	210,135	210,135	210,135	210,135	210,135	210,135
TWO-STORY	210,135	210,135	210,135	210,135	210,135	210,135
	210,135	210,135	210,135	210,135	210,135	210,135

Total Single Family Sale Residual Values	:	210,135
Total Mobile Home Sale Residual Values	:	0
Total Town Home Sale Residual Values	:	13,177,943
Total Agricultural Sale Residual Values	:	0
Total Commercial Sale Residual Values	:	7,750

		Statistics for this Analysis		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
88	6	9.37	14.01	1.008
After Application of E.C.F.s		8.22	10.52	0.996

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
BI-LEVEL	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	
CONTEMP	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	
GARAGE ONLY	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	
MANUFACTURED	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	
QUAD-LEVEL	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	
RANCH	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	
TRI-LEVEL	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	
TWO-STORY	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	
	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	0.888(2)	

Single Family E.C.F. : 0.888 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.056 (85)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 0.491 (1)

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

```
      Starting Date: 04/01/2021
```

```
      Ending Date: 03/31/2023
```

```
      Terms Selected: 5
```

```
      Analyze by Style:
```

```
      Analyze by %Good:
```

```
      Show Valid Data : X
```

```
      Show Invalid Data : X
```

```
      Show Costs and Residuals: X
```

```
Use Infl. Adj. Sale Prices:
```

```
      Neighborhood(s): RC003 - Res Condos Smaller Apt/ Townhome Style
```

Neighborhoods Used: RC003 - Res Condos Smaller Apt/ Townhome Style

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.80 Maximum E.C.F. (Residential): 1.43
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: ST/HT.RES STATES/HGTS

5744 IOWA AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09062-035-O		03/08/2023		ST/HT 401	165,000	23,512
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MANUFACTURED	77		141,488	109,024	1.298



8123 EDMONDS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07200-054-O		03/03/2023		ST/HT 401	199,000	29,069
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		169,931	136,388	1.246



619 W VAN HOESEN BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09056-033-O		02/24/2023		ST/HT 401	112,500	21,973
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	56		90,527	59,171	1.530



5913 MONTICELLO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03700-009-O		02/17/2023		ST/HT 401	154,000	25,630
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59		128,370	71,401	1.798



8409 BRUNING ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01240-014-O		02/10/2023		ST/HT 401	155,000	34,680
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		120,320	83,675	1.438



5817 ROANOKE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05460-061-O		02/08/2023		ST/HT 401	171,000	27,555
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		143,445	106,243	1.350



8030 EDMONDS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07200-032-O		12/21/2022		ST/HT 401	142,500	35,320
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		107,180	95,418	1.123



401 IDAHO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09064-031-O		12/21/2022		ST/HT 401	174,900	30,273
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	61		144,627	100,061	1.445



Neighborhoods Used: ST/HT.RES STATES/HGTS

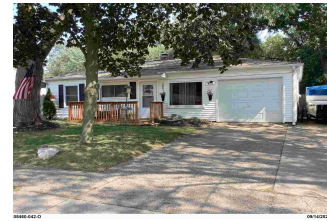
5914 UTAH AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09058-039-O		12/05/2022	ST/HT	401	145,900	33,336
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	59	112,564	91,134	1.235	



8315 BRUNING ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
01240-007-O		12/02/2022	ST/HT	401	136,300	27,179
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	71	109,121	84,785	1.287	



5603 ROANOKE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
05460-042-O		11/28/2022	ST/HT	401	178,000	30,734
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	147,266	94,042	1.566	



505 W VAN HOESEN BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09054-027-O		11/02/2022	ST/HT	401	155,000	28,993
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	61	126,007	136,447	0.923	



5903 OHIO AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09052-023-O		10/11/2022	ST/HT	401	119,000	22,090
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	96,910	58,059	1.669	



708 W VAN HOESEN BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09061-009-B		09/22/2022	ST/HT	401	205,000	30,110
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	88	174,890	113,423	1.542	



1025 SHUMWAY AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
01241-080-O		09/14/2022	ST/HT	401	176,925	30,250
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	146,675	96,995	1.512	



814 SHUMWAY AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
01241-056-O		09/08/2022	ST/HT	401	149,000	25,692
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	63	123,308	74,624	1.652	

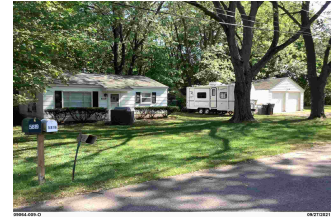


Neighborhoods Used: ST/HT.RES STATES/HGTS

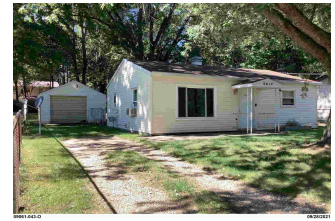
1005 SHUMWAY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01241-077-0		08/31/2022		ST/HT 401	150,000	27,664
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		122,336	89,360	1.369



5819 MISSOURI AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09064-009-0		08/25/2022		ST/HT 401	105,000	36,655
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		68,345	58,319	1.172



5812 DAKOTA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09061-043-0		08/18/2022		ST/HT 401	95,000	21,973
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		73,027	64,293	1.136



827 IDAHO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09059-025-0		08/17/2022		ST/HT 401	181,000	25,021
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		155,979	142,708	1.093



5748 UTAH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09059-036-0		07/20/2022		ST/HT 401	120,000	24,652
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		95,348	91,113	1.046



5806 NEVADA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09060-041-0		07/19/2022		ST/HT 401	111,700	21,973
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		89,727	67,801	1.323



5907 MT VERNON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03700-100-0		07/07/2022		ST/HT 401	175,000	29,366
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		145,634	106,031	1.374



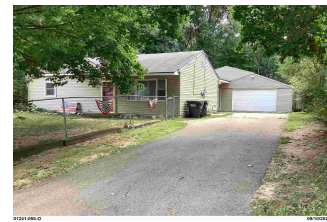
429 W VAN HOESEN BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09054-031-0		06/17/2022		ST/HT 401	100,000	24,373
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		75,627	65,083	1.162



Neighborhoods Used: ST/HT.RES STATES/HGTS

802 SHUMWAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01241-058-O	05/25/2022 ST/HT	401	159,500	28,529
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	130,971	94,905
				E.C.F.
				1.380



1124 ORCHARD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01242-083-O	05/20/2022 ST/HT	401	206,000	27,063
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	178,937	107,002
				E.C.F.
				1.672



5803 IOWA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09063-019-O	04/25/2022 ST/HT	401	164,500	25,232
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	139,268	106,498
				E.C.F.
				1.308



5632 ROANOKE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05460-024-O	04/22/2022 ST/HT	401	176,770	26,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	150,170	91,718
				E.C.F.
				1.637



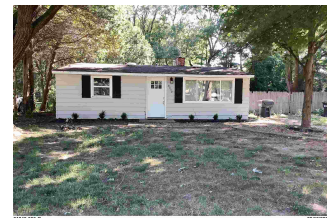
5721 MONTICELLO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03700-025-A	04/22/2022 ST/HT	401	225,000	32,044
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	192,956	157,204
				E.C.F.
				1.227



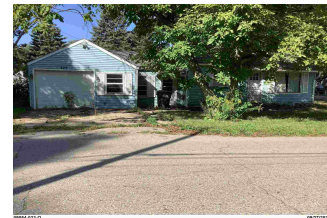
8309 BRUNING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01240-006-O	04/11/2022 ST/HT	401	147,000	26,819
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	120,181	89,074
				E.C.F.
				1.349



423 W VAN HOESEN BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09054-033-O	03/23/2022 ST/HT	401	83,800	23,718
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	60,082	66,086
				E.C.F.
				0.909



5816 OHIO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09064-045-O	03/08/2022 ST/HT	401	145,000	24,096
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	120,904	91,260
				E.C.F.
				1.325

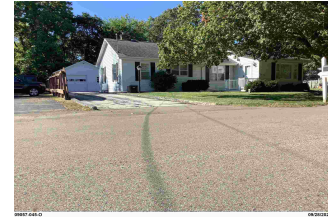


Neighborhoods Used: ST/HT.RES STATES/HGTS

5648 DEERFIELD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05460-078-O 02/04/2022 ST/HT 401 255,000 28,515
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 81 226,485 209,298 1.082



5932 NEVADA AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09057-045-O 02/01/2022 ST/HT 401 162,000 31,605
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 130,395 131,428 0.992



5804 IOWA AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09062-041-A 01/14/2022 ST/HT 401 125,000 28,993
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 53 96,007 80,588 1.191



5736 DEERFIELD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05460-071-O 01/14/2022 ST/HT 401 165,000 28,579
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 89 136,421 119,380 1.143



414 GRAND ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07200-116-O 01/04/2022 ST/HT 401 129,950 30,451
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 99,499 91,896 1.083



5802 NEVADA AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09060-039-O 12/20/2021 ST/HT 401 150,000 26,536
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 73 123,464 124,683 0.990



8346 BRUNING ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01241-025-O 12/17/2021 ST/HT 401 133,000 27,436
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 105,564 83,363 1.266



5523 MT VERNON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03700-131-O 12/17/2021 ST/HT 401 190,000 38,731
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 71 151,269 159,529 0.948



Neighborhoods Used: ST/HT.RES STATES/HGTS

5829 ROANOKE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05460-062-O	12/14/2021	ST/HT	401		130,000	28,462
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	101,538	98,987	1.026	



5748 IOWA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09062-037-O	12/09/2021	ST/HT	401		110,000	22,373
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	87,627	68,744	1.275	



1810 QUAKER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05460-092-O	11/24/2021	ST/HT	401		150,000	26,388
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	73	123,612	99,124	1.247	



813 SHUMWAY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01241-069-O	11/19/2021	ST/HT	401		150,500	27,033
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	123,467	92,930	1.329	



227 CONNECTICUT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03040-040-O	11/15/2021	ST/HT	401		159,900	33,909
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	67	125,991	106,730	1.180	



5907 MONTICELLO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03700-010-O	11/15/2021	ST/HT	401		202,000	38,849
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	163,151	154,509	1.056	



5724 ROANOKE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05460-017-O	11/12/2021	ST/HT	401		157,000	28,167
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	128,833	102,940	1.252	



821 SHUMWAY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01241-070-O	11/05/2021	ST/HT	401		138,000	29,190
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	85	108,810	92,261	1.179	



Neighborhoods Used: ST/HT.RES STATES/HGTS

5802 OHIO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09064-039-O		10/27/2021		ST/HT 401	167,000	24,195
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		142,805	124,919	1.143



5806 ROANOKE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05460-012-O		10/13/2021		ST/HT 401	165,000	25,634
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		139,366	109,055	1.278



5615 DEERFIELD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05460-106-O		10/08/2021		ST/HT 401	162,000	25,750
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		136,250	114,603	1.189



8337 TRANQUIL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01241-035-O		10/01/2021		ST/HT 401	132,900	26,315
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		106,585	78,834	1.352



5608 DEERFIELD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05460-084-O		09/30/2021		ST/HT 401	150,000	28,332
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		121,668	109,160	1.115



5511 MONTICELLO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03700-044-A		09/16/2021		ST/HT 401	212,000	32,994
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		179,006	178,404	1.003



5924 DAKOTA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09056-043-O		09/13/2021		ST/HT 401	88,000	22,727
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		65,273	58,148	1.123



8310 BRUNING ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01240-019-O		09/09/2021		ST/HT 401	105,000	26,748
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		78,252	76,035	1.029



Neighborhoods Used: ST/HT.RES STATES/HGTS

309 NEW HAMPSHIRE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03040-008-O 08/31/2021 ST/HT 401 165,000 38,641
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 126,359 138,300 0.914



428 IDAHO AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00004-075-O 08/27/2021 ST/HT 401 190,000 29,289
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 71 160,711 125,791 1.278



5825 DEERFIELD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05460-124-O 08/24/2021 ST/HT 401 140,000 28,973
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 71 111,027 96,647 1.149



5712 ROANOKE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05460-019-O 08/20/2021 ST/HT 401 159,900 25,512
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 134,388 94,919 1.416



1731 QUAKER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05460-037-O 08/03/2021 ST/HT 401 161,000 26,750
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 134,250 116,672 1.151



1106 ORCHARD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01242-081-O 07/30/2021 ST/HT 401 214,900 29,286
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 85 185,614 160,742 1.155



5807 UTAH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09060-017-O 07/27/2021 ST/HT 401 115,000 23,189
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 83 91,811 79,993 1.148



8112 EDMONDS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07200-037-A 07/16/2021 ST/HT 401 205,000 39,751
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 79 165,249 181,834 0.909



Neighborhoods Used: ST/HT.RES STATES/HGTS

407 IDAHO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09064-027-O		06/11/2021		ST/HT 401	170,000	31,184
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		138,816	137,428	1.010



5615 ROANOKE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05460-044-O		05/20/2021		ST/HT 401	160,000	34,638
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		125,362	129,179	0.970



406 CONNECTICUT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03040-027-O		05/17/2021		ST/HT 401	169,500	30,871
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		138,629	122,402	1.133



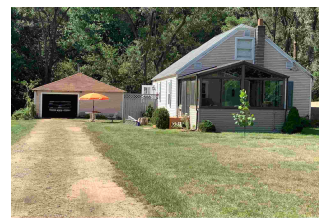
708 SHUMWAY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01241-062-O		05/07/2021		ST/HT 401	135,000	24,624
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		110,376	100,414	1.099



5923 OHIO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09052-015-O		04/28/2021		ST/HT 401	75,000	21,973
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		53,027	54,947	0.965



5518 MONTICELLO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03700-048-O		04/07/2021		ST/HT 401	135,000	31,803
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		103,197	104,272	0.990



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00