

Neighborhoods Used: 4006B.4006B GOLF DUPLEX

2882 EAST CROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-103-010-00	02/12/2021 4006B	407	380,000	62,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	78	317,500	305,844	1.038



3041 CROWN RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-103-022-00	08/18/2020 4006B	407	350,000	62,005	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	78	287,995	295,290	0.975



Neighborhoods Used: 4006B.4006B GOLF DUPLEX

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COTTAGE	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FOUR STORY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
QUADPLEX	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 601,134
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COTTAGE	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FOUR STORY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
QUADPLEX	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 605,495
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	2.52	3.66	1.001
After Application of E.C.F.s		2.52	3.66	1.001

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1-1/4 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1-3/4 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
BI-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
CAPE COD	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
COTTAGE	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
DUPLEX	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
FOUR STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
OTHER	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)
QUADPLEX	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)
THREE-STORY	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)

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

