Neighborhoods Used: 4014.4014 CENTRAL

1756 DRACKA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-027-020-35	11/30/2021 4014	401	580,000	103,818

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	476,182	525,378	0.906

2106 SOLACE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-027-001-20	10/01/2021 4014	401	352,000	76,032

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	93	275,968	220,066	1.254

1591 CASS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-027-024-00	03/19/2021 4014	401	211,500	73,516

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67	137,984	149,375	0.924

1045 DRACKA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-028-031-30	12/22/2020 4014	401	445,000	172,718

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	265,874	237,953	1.117

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6408	5735	1.117

439 KEYSTONE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-205-022-00	08/14/2020 4014	401	140,000	40,738

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	99,262	105,202	0.944

Neighborhoods Used: 4014.4014 CENTRAL

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
1-1/4 STORY	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
1-3/4 STORY	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
BI-LEVEL	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
CAPE COD	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
COTTAGE	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
DUPLEX	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
FOUR STORY	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
OTHER	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
QUAD-LEVEL	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
QUADPLEX	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
RANCH	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
THREE-STORY	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
TRI-LEVEL	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
TWO-STORY	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974
	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974	1,237,974

Total Single Family Costs by Manual : 1,237,974
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 5,735
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
1-1/4 STORY	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
1-3/4 STORY	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
BI-LEVEL	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
CAPE COD	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
COTTAGE	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
DUPLEX	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
FOUR STORY	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
OTHER	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
QUAD-LEVEL	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
QUADPLEX	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
RANCH	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
THREE-STORY	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
TRI-LEVEL	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
TWO-STORY	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270
	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270	1,255,270

Total Single Family Sale Residual Values : 1,255,270
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 6,408
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	1	6.94	10.46	1.002
After Application of E.C.F.s		6.96	10.47	1.002

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
1-1/4 STORY	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
1-3/4 STORY	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
BI-LEVEL	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
CAPE COD	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
COTTAGE	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
DUPLEX	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
FOUR STORY	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
OTHER	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
QUAD-LEVEL	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
QUADPLEX	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
RANCH	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
THREE-STORY	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
TRI-LEVEL	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
TWO-STORY	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)
	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)	1.014(5)

Single Family E.C.F. : 1.014 (5)

Neighborhoods Used: 4014.4014 CENTRAL

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

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 5
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4014 - 4014 CENTRAL

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

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

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