

Neighborhoods Used: 4030.TIMBERLINE & TINHOLT

6367 BLUE JAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-500-014-00	02/16/2021 4030	401	288,500	38,341	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-STORY	60	250,159	155,882	1.605

!!MULTI-PARCEL SALE!!

6384 BLUE JAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-501-036-00	08/27/2020 4030	401	310,000	54,704	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67	255,296	160,851	1.587

4731 64TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-501-026-00	06/01/2020 4030	401	175,000	54,245	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5-STORY	60	120,755	103,126	1.171

6367 147TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-500-007-00	05/22/2020 4030	401	237,500	52,402	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	185,098	130,109	1.423

6247 WOODCLIFF ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-480-015-00	03/23/2020 4030	401	205,000	54,419	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	150,581	108,974	1.382

Neighborhoods Used: 4030.TIMBERLINE & TINHOLT

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5-STORY	259,007	259,007	259,007	259,007	259,007	259,007
1.75 STORY	0	0	0	0	0	0
2.5 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
RANCH	399,934	399,934	399,934	399,934	399,934	399,934
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 : 658,941						
Total Mobile Home Costs by Manual : 0						
Total Town Home Costs by Manual : 0						
Total Agricultural Costs by Manual : 0						
Total Commercial Costs by Manual : 0						

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5-STORY	370,914	370,914	370,914	370,914	370,914	370,914
1.75 STORY	0	0	0	0	0	0
2.5 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
RANCH	590,975	590,975	590,975	590,975	590,975	590,975
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 : 961,889						
Total Mobile Home Sale Residual Values : 0						
Total Town Home Sale Residual Values : 0						
Total Agricultural Sale Residual Values : 0						
Total Commercial Sale Residual Values : 0						

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	8.53	10.49	1.021
After Application of E.C.F.s				
		6.89	8.63	1.017

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5-STORY	1.432(2)	1.432(2)	1.432(2)	1.432(2)	1.432(2)	1.432(2)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5 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)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.478(3)	1.478(3)	1.478(3)	1.478(3)	1.478(3)	1.478(3)
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. : 1.460 (5)						
Mobile Home E.C.F. : 1.000 (0)						
Town Home E.C.F. : 1.000 (0)						
Agricultural E.C.F. : 1.000 (0)						
Commercial E.C.F. : 1.000 (0)						

Settings for this Analysis

Starting Date: 04/01/2019
 Ending Date: 03/31/2021
 Terms Selected: 2
 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): 4030 - TIMBERLINE & TINHOLT

Max # of Res. Buildings: 30

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