

Neighborhoods Used: 4040.CHERRYWOOD WALTERS PLAT

6429 SPRUCE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-540-013-00 02/26/2021 4040 401 261,000 42,294
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 49 218,706 88,187 2.480

6476 MAPLE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-102-052-00 08/14/2020 4040 401 275,000 41,231
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 233,769 166,665 1.403

4695 HAPPY HOLLOW
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-003-095-00 07/31/2020 4040 401 260,000 34,241
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 56 225,759 143,934 1.568

6432 SPRUCE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-540-016-00 07/20/2020 4040 401 287,500 49,640
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 237,860 104,831 2.269

4655 CHERRY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-100-008-01 06/30/2020 4040 401 229,000 33,288
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 56 195,712 127,297 1.537

6460 SPRUCE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-100-010-00 12/20/2019 4040 401 285,000 51,105
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 233,895 141,991 1.647

4672 PINE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-540-004-00 12/02/2019 4040 401 199,900 44,086
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 48 155,814 82,983 1.878

4675 BEECH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-100-025-00 07/26/2019 4040 401 230,600 37,388
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 59 193,212 125,691 1.537

4696 64TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-080-001-00 06/28/2019 4040 401 259,900 38,203
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 49 221,697 145,143 1.527

Neighborhoods Used: 4040.CHERRYWOOD WALTERS PLAT

| | Single Family Computed Costs by Manual | | | | | |
|-------------|--|---------|---------|---------|---------|---------|
| * Style * | 91..100 | 81..90 | 71..80 | 61..70 | 51..60 | 0..50 |
| 1.5-STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 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 | 855,492 | 855,492 | 855,492 | 855,492 | 855,492 | 855,492 |
| THREE-STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| TRI-LEVEL | 271,231 | 271,231 | 271,231 | 271,231 | 271,231 | 271,231 |
| TWO-STORY | 0 | 0 | 0 | 0 | 0 | 0 |

Total Single Family Costs by Manual : 1,126,723
 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 | 0 | 0 | 0 | 0 | 0 | 0 |
| 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 | 1,494,953 | 1,494,953 | 1,494,953 | 1,494,953 | 1,494,953 | 1,494,953 |
| THREE-STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| TRI-LEVEL | 421,471 | 421,471 | 421,471 | 421,471 | 421,471 | 421,471 |
| TWO-STORY | 0 | 0 | 0 | 0 | 0 | 0 |

Total Single Family Sale Residual Values : 1,916,424
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

| | | Statistics for this Analysis | | |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| # Valid Sales | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
| 9 | 3 | 8.42 | 12.94 | 1.002 |
| After Application of E.C.F.s | | 10.97 | 13.96 | 1.001 |

| | Economic Condition Factor Estimates (# of data points) | | | | | |
|-------------|--|-----------|-----------|-----------|-----------|-----------|
| * Style * | 91..100 | 81..90 | 71..80 | 61..70 | 51..60 | 0..50 |
| 1.5-STORY | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| 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 | 1.747(7) | 1.747(7) | 1.747(7) | 1.747(7) | 1.747(7) | 1.747(7) |
| THREE-STORY | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| TRI-LEVEL | 1.554(2) | 1.554(2) | 1.554(2) | 1.554(2) | 1.554(2) | 1.554(2) |
| 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. : 1.701 (9)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

| Settings for this Analysis | |
|-----------------------------|--------------------------------|
| Starting Date: | 04/01/2019 |
| 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): | 4040 - CHERRYWOOD WALTERS PLAT |

Neighborhoods Used: 4040.CHERRYWOOD WALTERS PLAT

| | |
|-----------------------------|-------------------------------------|
| 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 |