

Neighborhoods Used: 4055.CAMELOT WOODS

4624 CASTLE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-071-041-00	12/11/2020 4055	401	321,000	43,416	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	277,584	228,830	1.213

6444 KINGSWAY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-070-021-00	10/23/2020 4055	401	290,000	40,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71	250,000	178,727	1.399

6433 CASTLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-070-024-00	06/19/2020 4055	401	314,500	48,242	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77	266,258	291,310	0.914

6447 KINGSWAY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-070-019-00	06/18/2020 4055	401	280,000	43,345	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75	236,655	172,941	1.368

4621 PINE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-070-007-00	05/22/2020 4055	401	295,000	44,444	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73	250,556	245,302	1.021

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	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	407,557	407,557	407,557	407,557	407,557	407,557
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	709,553	709,553	709,553	709,553	709,553	709,553
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,117,109
 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	527,584	527,584	527,584	527,584	527,584	527,584
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	753,469	753,469	753,469	753,469	753,469	753,469
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,281,053
 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	12.62	14.79	0.996
After Application of E.C.F.s		8.68	11.94	0.995

	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	1.295(2)	1.295(2)	1.295(2)	1.295(2)	1.295(2)	1.295(2)
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	1.062(3)	1.062(3)	1.062(3)	1.062(3)	1.062(3)	1.062(3)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.147 (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):	4055 - CAMELOT WOODS

Neighborhoods Used: 4055.CAMELOT WOODS

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