

Neighborhoods Used: 4080.MEYERING FIELDS, RYAN RIDGE & RYMORE WOOD

---

## 4122 RYMORE WOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-023-018-81	02/23/2021 4080	401	565,000	84,144	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	92	480,856	492,073	0.977

## 6305 N RYAN RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-405-012-00	09/22/2020 4080	401	629,900	89,860	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	93	540,040	498,306	1.084

## 6167 STANDING STONE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-342-012-00	07/08/2019 4080	401	442,000	128,256	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78	313,744	308,133	1.018

Neighborhoods Used: 4080.MEYERING FIELDS, RYAN RIDGE & RYMORE WOOD

```

<<<<<<<<<           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          1,298,512    1,298,512    1,298,512    1,298,512    1,298,512    1,298,512
THREE-STORY          0           0           0           0           0           0
TRI-LEVEL             0           0           0           0           0           0
TWO-STORY             0           0           0           0           0           0
                    0           0           0           0           0           0

Total Single Family Costs by Manual : 1,298,512
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          1,334,640    1,334,640    1,334,640    1,334,640    1,334,640    1,334,640
THREE-STORY          0           0           0           0           0           0
TRI-LEVEL             0           0           0           0           0           0
TWO-STORY             0           0           0           0           0           0
                    0           0           0           0           0           0

Total Single Family Sale Residual Values : 1,334,640
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 # Invalid   Coefficient of      Coefficient of      Price Related
 Sales  Sales      Dispersion (%)     Variation (%)       Differential
  3      2          2.91              3.69               1.002
After Application of E.C.F.s  2.92              3.64               1.002
  
```

```

<<<<<<<           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                1.028( 3)    1.028( 3)    1.028( 3)    1.028( 3)    1.028( 3)    1.028( 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)
                    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)

Single Family E.C.F. : 1.028 (3)
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): 4080 - MEYERING FIELDS, RYAN RIDGE & RYMORE WOOD
  
```

-----  
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