

08/30/2021
12:51 PM

ECF Analysis for: 0311 - LAKETOWN

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DB: Laketown 2022

Neighborhoods Used: 4100.HIDDEN HOLLOW , TERAVITA, THE RESER

6401 HIDDEN HOLLOW LN

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|-----------------|----------|---------------|--------------|--------|
| 11-204-001-00 | 11/25/2020 4100 | 401 | 440,000 | 62,142 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 81 | 377,858 | 274,305 | 1.378 |

6183 TERRAVITA WAY

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|-----------------|----------|---------------|--------------|--------|
| 11-001-035-31 | 09/15/2020 4100 | 401 | 345,000 | 39,364 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | TWO-STORY | 92 | 305,636 | 272,873 | 1.120 |

6374 RESERVE WAY

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|-----------------|----------|---------------|--------------|--------|
| 11-395-010-00 | 06/30/2020 4100 | 401 | 365,000 | 60,746 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 80 | 304,254 | 288,491 | 1.055 |

6424 HIDDEN HOLLOW LN

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|-----------------|----------|---------------|--------------|--------|
| 11-204-018-00 | 01/07/2020 4100 | 401 | 590,000 | 66,195 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | TWO-STORY | 80 | 523,805 | 502,336 | 1.043 |

Neighborhoods Used: 4100.HIDDEN HOLLOW , TERAVIDA, THE RESER

| | 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 | 562,796 | 562,796 | 562,796 | 562,796 | 562,796 | 562,796 |
| THREE-STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| TRI-LEVEL | 0 | 0 | 0 | 0 | 0 | 0 |
| TWO-STORY | 775,209 | 775,209 | 775,209 | 775,209 | 775,209 | 775,209 |
| | 0 | 0 | 0 | 0 | 0 | 0 |

Total Single Family Costs by Manual : 1,338,005
 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 | 682,112 | 682,112 | 682,112 | 682,112 | 682,112 | 682,112 |
| THREE-STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| TRI-LEVEL | 0 | 0 | 0 | 0 | 0 | 0 |
| TWO-STORY | 829,441 | 829,441 | 829,441 | 829,441 | 829,441 | 829,441 |
| | 0 | 0 | 0 | 0 | 0 | 0 |

Total Single Family Sale Residual Values : 1,511,553
 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 |
| 4 | 0 | 6.55 | 11.09 | 0.997 |
| After Application of E.C.F.s | | 7.09 | 8.67 | 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 | 1.212(2) | 1.212(2) | 1.212(2) | 1.212(2) | 1.212(2) | 1.212(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 | 1.070(2) | 1.070(2) | 1.070(2) | 1.070(2) | 1.070(2) | 1.070(2) |
| | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |

Single Family E.C.F. : 1.130 (4)
 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): | 4100 - HIDDEN HOLLOW , TERAVIDA, THE RESER |

Neighborhoods Used: 4100.HIDDEN HOLLOW , TERAVIDA, THE RESER

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