

Neighborhoods Used: 4130.SANDCASTLE ESTATES

6440 SAND CASTLE VIEW
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-406-009-00 11/13/2020 4130 401 749,000 154,894
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 80 594,106 449,234 1.322

6452 SAND CASTLE VIEW
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-406-008-00 10/08/2020 4130 401 830,000 148,638
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 84 681,362 418,439 1.628

6451 SAND CASTLE VIEW
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-406-005-00 07/09/2020 4130 401 712,000 140,815
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 81 571,185 544,749 1.049

3809 SANDCASTLE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-406-029-00 06/15/2020 4130 401 590,000 116,963
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 97 473,037 555,357 0.852

3830 SANDCASTLE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-406-032-00 02/27/2020 4130 401 1,340,000 163,123
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 93 1,176,877 1,003,984 1.172

3830 SANDCASTLE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-406-032-00 01/10/2020 4130 401 1,300,000 163,123
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 93 1,136,877 1,003,984 1.132

6452 SAND CASTLE VIEW
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-406-008-00 01/10/2020 4130 401 800,000 148,638
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 84 651,362 418,439 1.557

6440 SAND CASTLE VIEW
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-406-009-00 06/06/2019 4130 401 698,000 154,894
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 80 543,106 449,234 1.209

Neighborhoods Used: 4130.SANDCASTLE ESTATES

	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	555,357	555,357	555,357	555,357	555,357	555,357
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	4,288,064	4,288,064	4,288,064	4,288,064	4,288,064	4,288,064
	0	0	0	0	0	0

Total Single Family Costs by Manual : 4,843,421
 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	473,037	473,037	473,037	473,037	473,037	473,037
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	5,354,875	5,354,875	5,354,875	5,354,875	5,354,875	5,354,875
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 5,827,912
 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
8	1	11.58	15.64	1.008
After Application of E.C.F.s		8.81	11.77	0.991

	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	0.852(1)	0.852(1)	0.852(1)	0.852(1)	0.852(1)	0.852(1)
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	1.249(7)	1.249(7)	1.249(7)	1.249(7)	1.249(7)	1.249(7)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.203 (8)
 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):	4130 - SANDCASTLE ESTATES

Neighborhoods Used: 4130.SANDCASTLE ESTATES

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