

Neighborhoods Used: 4150.ISLAND PARK & LAKE VILLA

3612 B ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-034-050-00	07/24/2020 4150	401	716,000	304,280	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	411,720	269,344	1.529

3644 VIENNA STRAUSS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-160-009-00	08/15/2019 4150	401	825,000	415,545	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76	409,455	327,619	1.250

Neighborhoods Used: 4150.ISLAND PARK & LAKE VILLA

Single Family Computed Costs by Manual

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* 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	596,963	596,963	596,963	596,963	596,963	596,963
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 : 596,963						
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

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* 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	821,175	821,175	821,175	821,175	821,175	821,175
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 : 821,175						
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

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# Valid Sales	2	# Invalid Sales	2	Coefficient of Dispersion (%)	5.53	Coefficient of Variation (%)	8.28	Price Related Differential	0.996
After Application of E.C.F.s									
				5.12		7.63		0.996	

Economic Condition Factor Estimates (# of data points)

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* 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	1.376(2)	1.376(2)	1.376(2)	1.376(2)	1.376(2)	1.376(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	1.000(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. : 1.376 (2)						
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

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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): 4150 - ISLAND PARK & LAKE VILLA		

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