

08/30/2021
01:21 PM

ECF Analysis for: 0311 - LAKETOWN

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DB: Laketown 2022

Neighborhoods Used: 4160 - CRESTWOOD RIDGE, 4200 - OAKRIDGE EST & PARTRIDGE P

6427 OAKRIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-347-011-00	06/11/2021 4200	401	614,900	88,531	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79	526,369	399,988	1.316

6434 OAKRIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-347-005-00	04/30/2021 4200	401	749,900	83,987	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79	665,913	515,374	1.292

6578 PARTRIDGE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-355-002-00	09/24/2018 4200	401	870,000	122,222	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75	747,778	868,952	0.861

6440 OAKRIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-347-006-00	04/16/2018 4200	401	615,000	105,986	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79	509,014	602,105	0.845

Neighborhoods Used: 4160 - CRESTWOOD RIDGE, 4200 - OAKRIDGE EST & PARTRIDGE P

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	0	0	0	0	0	0
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	2,386,419	2,386,419	2,386,419	2,386,419	2,386,419	2,386,419
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,386,419
 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	0	0	0	0	0	0
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	2,449,074	2,449,074	2,449,074	2,449,074	2,449,074	2,449,074
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,449,074
 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	15.29	24.94	0.993
After Application of E.C.F.s		15.31	25.01	0.993

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	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
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	1.026(4)	1.026(4)	1.026(4)	1.026(4)	1.026(4)	1.026(4)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.026 (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:	04/01/2018
Ending Date:	08/30/2021
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):	4160 - CRESTWOOD RIDGE, 4200 - OAKRIDGE EST & PARTRIDGE P

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