

Neighborhoods Used: 4170.CENTRAL & EAST UNPLATTED

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	123,414	123,414	123,414	123,414	123,414	123,414
2.5 STORY	0	0	0	0	0	0
BI-LEVEL	163,179	163,179	163,179	163,179	163,179	163,179
DUPLEX	0	0	0	0	0	0
RANCH	1,413,075	1,413,075	1,413,075	1,413,075	1,413,075	1,413,075
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	1,979,085	1,979,085	1,979,085	1,979,085	1,979,085	1,979,085
	0	0	0	0	0	0
Total Single Family Costs by Manual : 3,678,753						
Total Mobile Home Costs by Manual : 0						
Total Town Home Costs by Manual : 0						
Total Agricultural Costs by Manual : 294,860						
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	116,980	116,980	116,980	116,980	116,980	116,980
2.5 STORY	0	0	0	0	0	0
BI-LEVEL	115,734	115,734	115,734	115,734	115,734	115,734
DUPLEX	0	0	0	0	0	0
RANCH	1,504,589	1,504,589	1,504,589	1,504,589	1,504,589	1,504,589
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	2,045,148	2,045,148	2,045,148	2,045,148	2,045,148	2,045,148
	0	0	0	0	0	0
Total Single Family Sale Residual Values : 3,782,451						
Total Mobile Home Sale Residual Values : 0						
Total Town Home Sale Residual Values : 0						
Total Agricultural Sale Residual Values : 264,141						
Total Commercial Sale Residual Values : 0						

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
17	5	10.92	12.97	1.007
After Application of E.C.F.s				
		9.17	11.65	1.008

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	0.948(1)	0.948(1)	0.948(1)	0.948(1)	0.948(1)	0.948(1)
2.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	0.709(1)	0.709(1)	0.709(1)	0.709(1)	0.709(1)	0.709(1)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.065(8)	1.065(8)	1.065(8)	1.065(8)	1.065(8)	1.065(8)
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	1.033(7)	1.033(7)	1.033(7)	1.033(7)	1.033(7)	1.033(7)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
Single Family E.C.F. : 1.028 (17)						
Mobile Home E.C.F. : 1.000 (0)						
Town Home E.C.F. : 1.000 (0)						
Agricultural E.C.F. : 0.896 (13)						
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):	4170 - CENTRAL & EAST UNPLATTED

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