

10/17/2021
06:28 PM

Neighborhoods Used: 4180 - CREEKWOOD EST & HIDDEN PONDS, 4080 - MEYERING FIELDS, RYAN RIDGE & RYMORE WOOD,
4174 - LAKE EFFECT ESTATES & COTTAGES AT KELLY CREEK

6530 CREEKWOOD CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-153-012-00		01/13/2021	4180	401	540,000	109,872
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.5-STORY	73		430,128	330,257	1.302

6305 N RYAN RIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-405-012-00		09/22/2020	4080	401	629,900	82,087
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	93		547,813	441,889	1.240

6538 CREEKWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-153-004-00		09/04/2020	4180	401	609,000	128,002
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		480,998	440,474	1.092

6380 HIDDEN PONDS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-205-007-00		07/31/2020	4180	401	505,000	77,153
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		427,847	406,452	1.053

6502 CREEKWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-153-001-00		11/04/2019	4180	401	560,000	120,493
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76		439,507	406,925	1.080

6393 HIDDEN PONDS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-205-002-00		07/10/2019	4180	401	429,000	48,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		381,000	405,159	0.940

6167 STANDING STONE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-342-012-00		07/08/2019	4080	401	442,000	123,302
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		318,698	305,641	1.043

6533 CREEKWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-153-013-00		06/10/2019	4180	401	829,800	122,425
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86		707,375	549,394	1.288

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Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5-STORY	330,257	330,257	330,257	330,257	330,257	330,257
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	2,549,482	2,549,482	2,549,482	2,549,482	2,549,482	2,549,482
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	406,452	406,452	406,452	406,452	406,452	406,452
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,286,191
 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	430,128	430,128	430,128	430,128	430,128	430,128
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	2,875,391	2,875,391	2,875,391	2,875,391	2,875,391	2,875,391
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	427,847	427,847	427,847	427,847	427,847	427,847
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 3,733,366
 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	0	7.12	9.46	1.014
After Application of E.C.F.s		5.86	8.07	1.014

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5-STORY	1.302(1)	1.302(1)	1.302(1)	1.302(1)	1.302(1)	1.302(1)
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	1.128(6)	1.128(6)	1.128(6)	1.128(6)	1.128(6)	1.128(6)
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	1.053(1)	1.053(1)	1.053(1)	1.053(1)	1.053(1)	1.053(1)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.136 (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:	

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4174 - LAKE EFFECT ESTATES & COTTAGES AT KELLY CREEK

Neighborhood(s): 4180 - CREEKWOOD EST & HIDDEN PONDS, 4080 - MEYERING FIELDS, RYAN RIDGE & RYMORE
WOOD, 4174 - LAKE EFFECT ESTATES & COTTAGES AT KELLY CREEK

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