

Neighborhoods Used: 4300.LAKETOWN CONDOS

925 VILLAGE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-270-083-00 03/05/2021 4300 401 198,000 43,290
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 71 154,710 109,926 1.407

934 LAKETOWN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-270-001-00 12/22/2020 4300 401 153,000 43,193
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 68 109,807 103,171 1.064

984 LAKETOWN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-270-024-00 09/16/2020 4300 401 187,500 36,131
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 69 151,369 121,540 1.245

873 CREEKRIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-270-068-00 08/28/2020 4300 401 205,000 42,645
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 74 162,355 152,379 1.065

859 CREEKRIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-270-072-00 06/26/2020 4300 401 218,000 43,654
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 56 174,346 108,658 1.605

969 LAKETOWN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-270-018-00 05/15/2020 4300 401 159,900 43,335
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 70 116,565 106,067 1.099

895 CREEKRIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-270-066-00 01/15/2020 4300 401 186,000 42,645
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 73 143,355 127,021 1.129

865 CREEKRIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-270-070-00 11/22/2019 4300 401 182,000 35,645
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 74 146,355 126,259 1.159

867 CREEKRIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-270-069-00 09/27/2019 4300 401 175,000 35,645
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 74 139,355 105,269 1.324

961 LAKETOWN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-270-015-00 06/21/2019 4300 401 190,000 36,364
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 70 153,636 111,962 1.372

Neighborhoods Used: 4300.LAKETOWN CONDOS

Single Family Computed Costs by Manual

	91..100	81..90	71..80	61..70	51..60	0..50
* 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	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 1,172,253
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

	91..100	81..90	71..80	61..70	51..60	0..50
* 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	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 1,451,853
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
10	1	8.37	10.60	1.006
After Application of E.C.F.s				
		8.34	11.00	1.006

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	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.239 (10)
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): 4300 - LAKETOWN CONDOS

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