

08/30/2021
01:59 PM

Neighborhoods Used: 4306.ORCHARD PARK

825 APPLE BLOSSOM LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-350-014-00 01/06/2021 4306 401 180,000 10,580
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 64 169,420 121,732 1.392

834 APPLE BLOSSOM LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-350-024-00 06/26/2020 4306 401 152,500 10,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 64 142,500 91,310 1.561

819 APPLE BLOSSOM LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-350-012-00 11/13/2019 4306 401 152,900 11,064
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 61 141,836 113,658 1.248

830 APPLE BLOSSOM LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-350-022-00 11/08/2019 4306 401 170,000 10,658
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home RANCH 64 159,342 91,017 1.751

Neighborhoods Used: 4306.ORCHARD PARK

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	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 : 417,718
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	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 : 613,098
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	9.81	12.37	1.002
After Application of E.C.F.s		10.03	12.74	1.002

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. : 1.468 (4)
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): 4306 - ORCHARD PARK

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