

02:00 PM

DB: Laketown 2022

Neighborhoods Used: 4310.HERITAGE MEADOW

4739 HEDGESTONE CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-203-002-00		02/25/2021		4310	401	250,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	76	210,000	180,591	1.163	

6043 HERITAGE MEADOW CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-203-070-00		10/09/2020		4310	401	312,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	83	272,500	200,848	1.357	

4714 HERITAGE MEADOW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-203-064-00		09/08/2020		4310	401	250,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	82	210,000	181,009	1.160	

6030 WOODCREST CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-203-084-00		09/08/2020		4310	401	285,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	81	225,000	214,154	1.051	

6034 HERITAGE MEADOW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-203-024-00		07/14/2020		4310	401	265,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	80	225,000	181,432	1.240	

6030 WOODCREST CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-203-084-00		04/21/2020		4310	401	275,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	81	215,500	214,154	1.006	

4710 HERITAGE MEADOW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-203-066-00		04/21/2020		4310	401	283,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	84	243,000	197,622	1.230	

6033 HERITAGE MEADOW CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-203-075-00		11/27/2019		4310	401	214,750
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	83	174,750	141,791	1.232	

4746 BRENTWOOD CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-203-018-00		09/12/2019		4310	401	310,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	250,000	215,438	1.160	

4744 BRENTWOOD CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-203-019-00		06/10/2019		4310	401	277,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	80	237,000	190,115	1.247	

4736 BRENTWOOD CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-203-022-00		04/19/2019		4310	401	255,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	80	215,000	160,763	1.337	

Neighborhoods Used: 4310.HERITAGE MEADOW

	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	643,745	643,745	643,745	643,745	643,745	643,745
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 : 643,745
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 1,434,170
 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	690,500	690,500	690,500	690,500	690,500	690,500
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 : 690,500
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 1,787,250
 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
11	0	5.88	7.75	1.000
After Application of E.C.F.s		3.49	4.58	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	1.073(3)	1.073(3)	1.073(3)	1.073(3)	1.073(3)	1.073(3)
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. : 1.073 (3)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.246 (8)
 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):	4310 - HERITAGE MEADOW

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