

Neighborhoods Used: 4520.CASTLE PARK AREA

4515 AUDUBON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-009-042-00		12/15/2020	4520	401	592,000	259,400
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	72	332,600	180,337	1.844	

6697 INDIAN PIPE CIRCLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-346-005-00		11/02/2020	4520	401	845,000	275,371
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	87	569,629	505,419	1.127	

4513 AMPHITHEATRE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-380-019-00		09/30/2020	4520	401	329,800	136,768
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	58	193,032	111,052	1.738	

4541 HEMLOCK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-009-030-00		08/24/2020	4520	401	498,500	199,513
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	298,987	147,308	2.030	

6712 BRYANT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-380-001-50		06/12/2020	4520	401	895,000	191,637
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	67	703,363	422,633	1.664	

4562 LOVERS LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-460-012-01		04/01/2019	4520	401	1,000,000	935,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	98	65,000	41,783	1.556	

Neighborhoods Used: 4520.CASTLE PARK AREA

<<<<<<<<<<<<	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	327,645	327,645	327,645	327,645	327,645	327,645	
THREE-STORY	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	
TWO-STORY	1,080,887	1,080,887	1,080,887	1,080,887	1,080,887	1,080,887	
	0	0	0	0	0	0	

Total Single Family Costs by Manual : 1,408,531
 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	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	631,587	631,587	631,587	631,587	631,587	631,587	
THREE-STORY	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	
TWO-STORY	1,531,024	1,531,024	1,531,024	1,531,024	1,531,024	1,531,024	
	0	0	0	0	0	0	

Total Single Family Sale Residual Values : 2,162,611
 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	
6	3	11.70	15.21	0.972	
After Application of E.C.F.s		7.51	9.80	0.990	

<<<<<<<<<<<<	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	1.928(2)	1.928(2)	1.928(2)	1.928(2)	1.928(2)	1.928(2)	
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	1.416(4)	1.416(4)	1.416(4)	1.416(4)	1.416(4)	1.416(4)	
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	

Single Family E.C.F. : 1.535 (6)
 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:			
Neighborhood(s): 4520 - CASTLE PARK AREA			

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