

Neighborhoods Used: 4525.MAC PARK AREA

2384 VALLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-340-310-00		01/29/2021	4525	401	750,000	350,640
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		399,360	266,883	1.496

2312 MAKSABA TRAIL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-320-346-00		12/23/2020	4525	401	729,578	124,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		605,478	340,423	1.779

4699 INDIANAPOLIS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-120-071-00		11/20/2020	4525	401	975,000	364,096
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		610,904	354,211	1.725

2395 VALLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-340-306-00		10/16/2020	4525	401	403,970	240,970
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		163,000	98,409	1.656

2382 VALLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-340-312-00		08/14/2020	4525	401	810,000	380,750
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	THREE-STORY	75		429,250	379,744	1.130

2258 S SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-320-524-00		08/11/2020	4525	401	1,400,000	291,242
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	92		1,108,758	695,972	1.593

2395 VALLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-340-306-00		09/04/2019	4525	401	335,000	240,970
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		94,030	98,409	0.956

2281 CRESCENT WALK

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-340-169-55		08/15/2019	4525	401	830,000	425,340
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		404,660	216,544	1.869

2244 MAKSABA TRAIL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-320-354-00		07/26/2019	4525	401	385,000	177,089
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78		207,911	144,031	1.444

2240 MAKSABA TRAIL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-320-355-00		05/03/2019	4525	401	635,000	309,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		325,480	206,299	1.578

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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	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	196,818	196,818	196,818	196,818	196,818	196,818
THREE-STORY	379,744	379,744	379,744	379,744	379,744	379,744
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	2,224,363	2,224,363	2,224,363	2,224,363	2,224,363	2,224,363
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,800,925
 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	257,030	257,030	257,030	257,030	257,030	257,030
THREE-STORY	429,250	429,250	429,250	429,250	429,250	429,250
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	3,662,551	3,662,551	3,662,551	3,662,551	3,662,551	3,662,551
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,348,831
 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
10	3	9.54	12.85	1.031
After Application of E.C.F.s				
		5.03	6.18	1.005

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	1.306(2)	1.306(2)	1.306(2)	1.306(2)	1.306(2)	1.306(2)
THREE-STORY	1.130(1)	1.130(1)	1.130(1)	1.130(1)	1.130(1)	1.130(1)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.647(7)	1.647(7)	1.647(7)	1.647(7)	1.647(7)	1.647(7)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.553 (10)
 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):	4525 - MAC 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