

Neighborhoods Used: 4530.SOUTH LAKESHORE AREA

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6547 138TH AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
11-027-031-00       06/05/2020 4530       401           360,000       95,453  
Occupancy           Style           %Good       ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           51           264,547       137,577       1.923

3962 65TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
11-027-014-30       08/07/2019 4530       401           325,000       173,750  
Occupancy           Style           %Good       ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           69           151,250       184,042       0.822

3804 65TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
11-560-006-00       04/26/2019 4530       401           200,000       58,917  
Occupancy           Style           %Good       ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           54           141,083       110,359       1.278

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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	431,978	431,978	431,978	431,978	431,978	431,978
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 : 431,978  
 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	556,880	556,880	556,880	556,880	556,880	556,880
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 : 556,880  
 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
3	0	17.86	21.57	1.007
After Application of E.C.F.s				
		16.79	20.50	1.009

	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	1.289( 3)	1.289( 3)	1.289( 3)	1.289( 3)	1.289( 3)	1.289( 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. : 1.289 (3)  
 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): 4530 - SOUTH LAKESHORE AREA

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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