

Neighborhoods Used: 4003B.4003B NORTHWEST AVG

4943 BARNEY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-005-009-10		01/18/2023		4003B 401	400,000	168,023
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style					
	RANCH	79		231,977	237,756	0.976



4207 NORTH LONG LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-008-020-01		12/19/2022		4003B 401	485,000	77,520
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style					
	RANCH	98		407,480	317,796	1.282



5708 CEDAR RUN RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-007-013-10		11/10/2022		4003B 401	221,000	150,544
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style					
	RANCH	59		70,456	98,502	0.715



8060 EAST TRAVERSE HWY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-006-005-00		09/07/2022		4003B 401	335,000	136,216
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style					
	RANCH	58		198,784	140,219	1.418



BARNEY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-107-008-00		08/04/2022		4003B 401	405,000	124,018
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style					
	BI-LEVEL	86		280,982	315,368	0.891



4625 GUNNERS RUN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-008-035-00		07/29/2022		4003B 401	250,000	155,465
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style					
	RANCH	58		94,535	117,130	0.807



5032 GRAY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-006-013-20		04/29/2022		4003B 401	280,000	82,582
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style					
	RANCH	69		187,948	153,349	1.226
Agricultural Buildings:				ResidualValue	CostByManual	E.C.F.
				9470	7726	1.226



5891 NORTH LONG LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-018-018-10		01/18/2022		4003B 401	394,000	137,773
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style					
	RANCH	72		256,227	360,581	0.711



Neighborhoods Used: 4003B.4003B NORTHWEST AVG

4761 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-008-027-30	01/13/2022 4003B	401	283,000	156,005	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	72	126,995	170,483	0.745



4761 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-008-027-30	07/30/2021 4003B	401	262,500	156,005	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	72	106,495	170,483	0.625



Neighborhoods Used: 4003B.4003B NORTHWEST AVG

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<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	4	11.65	15.36	1.013
After Application of E.C.F.s		11.83	15.68	1.015

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<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>
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* Style *	911.100	81.190	71.180	61.170	51.160	0.150
1-1/2 STORY	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
1-1/4 STORY	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
1-3/4 STORY	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
BI-LEVEL	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
CAPE COD	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
COTTAGE	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
DBL WIDE	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
DUPLEX	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
FOUR STORY	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
OTHER	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
QUAD-LEVEL	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
QUADPLEX	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
RANCH	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
SINGLE WIDE	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
THREE-STORY	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
TRI-LEVEL	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
TWO-STORY	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)
	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)	0.942(10)

Single Family E.C.F. : 0.942 (10)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.226 (1)
Commercial E.C.F. : 1.000 (0)

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<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>
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Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4003B - 4003B NORTHWEST AVG

Max # of Res. Buildings: 1	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