

Neighborhoods Used: 4014.4014 CENTRAL

3155 RUBEN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-033-013-00	03/16/2023 4014	401	515,000	173,054
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	84	341,946	265,687
				E.C.F. 1.287



425 N KEYSTONE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-034-023-20	01/06/2023 4014	401	390,000	104,495
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	285,505	282,272
				E.C.F. 1.011



1428 DRACKA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-027-029-35	10/12/2022 4014	401	485,000	146,283
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	74	338,717	309,860
				E.C.F. 1.093



1485 DRACKA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-028-029-50	09/30/2022 4014	401	489,000	201,312
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	287,688	351,309
				E.C.F. 0.819



3 HARTMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-028-001-00	06/02/2022 4014	401	310,000	112,818
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	197,182	124,139
				E.C.F. 1.588



1259 N KEYSTONE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-195-002-00	05/27/2022 4014	401	275,000	87,617
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	187,383	156,811
				E.C.F. 1.195



2825 BASCH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-027-020-20	04/18/2022 4014	401	457,500	159,380
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	298,120	209,000
				E.C.F. 1.426



1756 DRACKA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-027-020-35	11/30/2021 4014	401	580,000	168,117
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	411,883	555,699
				E.C.F. 0.741



Neighborhoods Used: 4014.4014 CENTRAL

2106 SOLACE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-027-001-20		10/01/2021	4014	401	352,000	94,631
Company	Style	%Good	ResidualValue	CostByManual	E.C.F.	
le Family	RANCH	94	257,369	238,941	1.077	



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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
9	2	11.90	15.38	0.981
After Application of E.C.F.s		12.13	15.63	0.980

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
1-1/4 STORY	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
1-3/4 STORY	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
BI-LEVEL	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
CAPE COD	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
COTTAGE	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
DBL WIDE	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
DUPLEX	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
FOUR STORY	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
OTHER	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
QUAD-LEVEL	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
QUADPLEX	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
RANCH	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
SINGLE WIDE	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
THREE-STORY	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
TRI-LEVEL	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
TWO-STORY	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)
	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)	1.045(9)

Single Family E.C.F. : 1.045 (9)
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)

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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): 4014 - 4014 CENTRAL

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Max # of Res. Buildings: 1	Minimum E.C.F. (Residential): 0.60
	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