

Neighborhoods Used: 4010.4010 EAST

1073 KNOLL CREST CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-210-027-00		03/13/2023		4010	304,000	130,133
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		TRI-LEVEL		56	173,867	177,765
						E.C.F.
						0.978



93 WOODED VALLEY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-351-048-00		03/02/2023		4010	522,000	98,859
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		TWO-STORY		83	423,141	414,639
						E.C.F.
						1.021



1376 FARMINGTON DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-057-041-00		01/17/2023		4010	397,000	111,892
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		1-1/2 STORY		73	285,108	289,695
						E.C.F.
						0.984



853 GLASTONBURY CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-311-007-00		01/05/2023		4010	310,000	53,758
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		BI-LEVEL		75	256,242	162,883
						E.C.F.
						1.573



HEMINGWAY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-122-058-00		12/30/2022		4010	225,000	114,007
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		76	110,993	184,269
						E.C.F.
						0.602



918 N FORESTLANE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-110-021-00		12/22/2022		4010	304,000	122,042
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		62	181,958	151,217
						E.C.F.
						1.203



1610 S GARFIELD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-350-005-00		12/12/2022		4010	260,000	123,938
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		64	136,062	132,639
						E.C.F.
						1.026



1048 UMBER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-319-202-00		12/08/2022		4010	209,900	74,771
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		96	135,129	145,979
						E.C.F.
						0.926



Neighborhoods Used: 4010.4010 EAST

834 COBALT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-013-00	11/28/2022 4010	401	349,900	74,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	82	275,100	245,180	1.122



2073 HAMMOND PLACE EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-066-00	11/07/2022 4010	407	280,000	132,318
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	72	147,682	161,473	0.915



964 S FORESTLANE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-110-048-00	10/14/2022 4010	401	365,000	125,802
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	239,198	164,501	1.454



809 COBALT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-030-00	10/10/2022 4010	401	329,900	85,535
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	93	244,365	231,630	1.055



OAK TER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-014-089-00	09/23/2022 4010	401	273,000	141,890
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	131,110	146,725	0.894



2043 HAMMOND PLACE EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-069-00	09/22/2022 4010	407	266,000	130,904
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	135,096	150,694	0.896



923 HAMMOND PLACE SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-023-00	09/15/2022 4010	407	349,000	139,312
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	209,688	167,131	1.255



1244 HOCH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-035-016-10	09/08/2022 4010	401	295,000	93,161
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	82	201,839	159,762	1.263



Neighborhoods Used: 4010,4010 EAST

867 GLASTONBURY CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-311-005-00		09/08/2022		4010	335,000	49,043
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	60		285,957	232,418	1.230



849 BLACK HILL LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-351-018-00		09/07/2022		4010	539,000	105,427
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79		433,573	423,399	1.024



2081 HAMMOND PLACE EAST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-132-065-00		08/24/2022		4010	305,000	131,044
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		173,956	158,235	1.099



936 SIENNA ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-319-050-00		08/22/2022		4010	328,000	79,132
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		248,868	242,374	1.027



PLEASANT LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-351-007-00		08/19/2022		4010	450,000	105,074
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	82		344,926	340,265	1.014



2162 HAMMOND PLACE EAST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-132-085-00		08/19/2022		4010	296,500	137,760
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		158,740	163,965	0.968



2445 W CARRIAGE HILL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-075-017-00		08/05/2022		4010	260,000	117,791
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		142,209	168,897	0.842



914 W SOUTH AIRPORT RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-013-018-00		08/04/2022		4010	165,000	141,791
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	26		23,209	50,954	0.455



Neighborhoods Used: 4010.4010 EAST

1142 BASIL PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-211-00	07/29/2022 4010	401	240,000	75,161
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	96	164,839	146,634	1.124



1084 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-010-00	07/29/2022 4010	401	310,000	113,216
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	196,784	187,012	1.052



1072 CUPOLA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-197-00	07/22/2022 4010	401	260,000	74,719
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	185,281	167,559	1.106



894 HAMMOND PLACE NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-092-00	07/22/2022 4010	407	290,000	130,693
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	159,307	150,851	1.056



COBALT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-029-00	07/18/2022 4010	401	345,000	74,580
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	93	270,420	231,517	1.168



1158 OLIVE PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-214-00	07/12/2022 4010	401	230,000	74,875
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	96	155,125	146,346	1.060



1267 FARMINGTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-057-012-00	06/30/2022 4010	401	495,000	215,747
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	279,253	455,660	0.613

!!MULTI-PARCEL SALE!!



1156 KNOLL CREST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-210-010-00	06/27/2022 4010	401	234,000	133,317
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	64	100,683	153,901	0.654



Neighborhoods Used: 4010,4010 EAST

1778 N GARFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-025-015-00	06/24/2022 4010	401	305,000	94,120
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	210,880	156,152	1.350



1060 CUPOLA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-199-00	06/24/2022 4010	401	228,000	74,719
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	95	153,281	144,451	1.061



1357 FARMINGTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-057-007-00	05/31/2022 4010	401	480,000	118,548
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	361,452	262,932	1.375



1264 FARMINGTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-057-028-00	05/26/2022 4010	401	470,000	117,490
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	352,510	294,417	1.197



N RUSCH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-035-015-00	05/20/2022 4010	401	225,000	109,970
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	72	90,359	119,967	0.753
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	24671	32756	0.753	



1191 OAK TER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-014-103-00	05/09/2022 4010	401	300,000	140,551
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY 53	159,449	123,565	1.290



1059 CUPOLA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-195-00	03/25/2022 4010	401	246,000	74,759
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	95	171,241	177,397	0.965



2111 HAMMOND PLACE WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-028-00	03/11/2022 4010	407	269,000	130,963
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	138,037	160,379	0.861



Neighborhoods Used: 4010.4010 EAST

1116 BASIL PL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-319-224-00		03/08/2022		4010	235,000	74,797
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		160,203	149,493	1.072



805 TRADITIONS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-319-001-00		01/31/2022		4010	345,900	85,107
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	81		260,793	289,924	0.900



1053 CUPOLA PL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-319-196-00		01/31/2022		4010	238,000	74,759
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95		163,241	177,754	0.918



1020 LEXINGTON DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-057-015-00		01/28/2022		4010	475,500	112,718
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		362,782	310,970	1.167



5 CUPOLA PL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-319-194-00		01/14/2022		4010	215,000	74,752
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95		140,248	153,189	0.916



159 WOODED VALLEY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-351-045-00		01/14/2022		4010	425,000	100,656
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79		324,344	384,427	0.844



1112 HEMINGWAY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-122-017-00		01/07/2022		4010	295,000	120,270
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76		174,730	183,449	0.952



2285 E CARRIAGE HILL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-075-034-00		12/21/2021		4010	280,000	117,395
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		162,605	228,650	0.711



Neighborhoods Used: 4010.4010 EAST

1527 BIRMLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-026-015-35	12/17/2021 4010	401	475,000	230,541
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	96	205,045	265,036	0.774
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	39414	50945	0.774	



1088 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-011-00	12/15/2021 4010	401	285,000	120,245
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	164,755	185,616	0.888



1226 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-076-00	12/09/2021 4010	401	287,000	113,493
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	173,507	181,350	0.957



1054 CUPOLA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-200-00	12/03/2021 4010	401	201,000	74,719
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	126,281	169,567	0.745



HAMMOND PLACE SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-026-00	11/30/2021 4010	407	267,800	130,677
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	137,123	149,137	0.919



546 N RUSCH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-036-017-10	11/15/2021 4010	401	197,000	89,927
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	62	107,073	101,868	1.051



1226 KNOLL CREST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-210-015-00	11/12/2021 4010	401	385,000	136,210
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	248,790	184,712	1.347



35 WHISPERING WOODS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-351-027-00	11/12/2021 4010	401	412,500	101,340
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	311,160	372,614	0.835



Neighborhoods Used: 4010.4010 EAST

1187 UMBER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-319-169-10		10/29/2021		4010	350,000	23,831
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		96	326,169	274,141
						1.190



1195 UMBER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-319-168-10		10/29/2021		4010	290,000	23,222
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		97	266,778	261,463
						1.020



2050 HAMMOND PLACE EAST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-132-075-00		10/22/2021		4010	239,000	129,800
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		70	109,200	162,513
						0.672



1352 ALEXANDER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-047-011-00		10/22/2021		4010	380,000	123,905
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		83	256,095	293,383
						0.873



6 HEMINGWAY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-122-057-00		09/29/2021		4010	320,000	114,520
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		72	205,480	184,657
						1.113



1194 HEMINGWAY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-122-068-00		09/23/2021		4010	287,000	113,136
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		74	173,864	178,395
						0.975



1077 WEATHERVANE PL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-319-181-00		09/20/2021		4010	180,000	74,858
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		83	105,142	107,717
						0.976



896 BOON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-045-062-00		09/17/2021		4010	163,465	37,383
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		51	126,082	91,367
						1.380



Neighborhoods Used: 4010.4010 EAST

1080 CUPOLA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-189-00	09/15/2021 4010	401	229,000	75,459
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97	153,541	160,478
				0.957



1048 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-002-00	09/13/2021 4010	401	305,000	113,191
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	191,809	163,393
				1.174



1072 CUPOLA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-197-00	09/10/2021 4010	401	210,000	74,719
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	96	135,281	122,696
				1.103



414 EMERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-025-013-00	09/01/2021 4010	401	240,000	107,280
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	48	132,720	135,131
				0.982



TOWNLIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-013-073-00	08/27/2021 4010	401	285,000	144,214
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	55	140,786	178,657
				0.788



1123 OAK TER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-014-101-00	08/25/2021 4010	401	227,000	148,058
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61	78,942	92,700
				0.852



1149 KNOLL CREST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-210-022-00	08/20/2021 4010	401	280,000	110,258
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69	169,742	177,077
				0.959



2165 HAMMOND PLACE WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-034-00	08/13/2021 4010	407	269,900	130,816
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66	139,084	147,943
				0.940



Neighborhoods Used: 4010.4010 EAST

1565 RIDGE VIEW CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-280-014-00	08/06/2021 4010	401	218,000	122,618
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	63	95,382	139,961	0.681



1052 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-003-00	08/02/2021 4010	401	295,000	113,414
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	77	181,586	184,138	0.986



904 WINDMILL LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-351-004-00	07/30/2021 4010	401	474,000	99,522
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	69	374,478	425,917	0.879



1122 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-035-00	07/27/2021 4010	401	295,000	115,114
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	72	179,886	185,362	0.970



1 N GARFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-036-008-00	07/20/2021 4010	401	240,000	93,989
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	146,011	138,574	1.054



1128 BASIL PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-222-00	07/16/2021 4010	401	199,900	74,797
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	96	125,103	145,431	0.860



1214 KNOLL CREST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-210-014-00	07/13/2021 4010	401	325,000	141,244
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	183,756	197,510	0.930



313 EMERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-025-029-10	06/30/2021 4010	401	184,900	91,655
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	77	93,245	131,651	0.708



Neighborhoods Used: 4010.4010 EAST

2162 HAMMOND PLACE EAST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-132-085-00		06/23/2021		4010	244,500	137,760
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		72	106,740	163,965
						0.651



1123 KNOLL CREST CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-210-023-00		06/11/2021		4010	275,000	111,276
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		70	163,724	207,287
						0.790



1134 HEMINGWAY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-122-038-00		05/27/2021		4010	285,000	113,952
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		80	171,048	187,532
						0.912



1513 RIDGE VIEW CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-280-018-00		05/19/2021		4010	250,000	108,320
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		68	141,680	147,886
						0.958



HAMMOND PLACE NORTH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-132-091-00		05/17/2021		4010	215,000	130,726
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		69	84,274	155,037
						0.544



1158 HEMINGWAY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-122-060-00		05/14/2021		4010	276,000	114,774
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		75	161,226	182,249
						0.885



1171 UMBER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-319-171-10		04/30/2021		4010	290,000	24,426
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		95	265,574	262,522
						1.012



1790 LINDEN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-335-015-00		04/30/2021		4010	187,000	77,604
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		63	109,396	92,341
						1.185



Neighborhoods Used: 4010,4010 EAST

2465 W CARRIAGE HILL DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-075-018-00		04/14/2021	4010	401	205,000	105,978
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	68	99,022	176,084	0.562	



1076 HEMINGWAY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-122-009-00		04/05/2021	4010	401	277,000	134,882
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	73	142,118	179,371	0.792	



Neighborhoods Used: 4010.4010 EAST

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
90	2	9.73	12.76	1.008
After Application of E.C.F.s		9.73	12.76	1.008

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	911.100	81.190	71.180	61.170	51.160	0.150
1-1/2 STORY	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
1-1/4 STORY	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
1-3/4 STORY	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
BI-LEVEL	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
CAPE COD	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
COTTAGE	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
DBL WIDE	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
DUPLEX	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
FOUR STORY	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
OTHER	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
QUAD-LEVEL	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
QUADPLEX	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
RANCH	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
SINGLE WIDE	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
THREE-STORY	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
TRI-LEVEL	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
TWO-STORY	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)
	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)	0.973(90)

Single Family E.C.F. : 0.973 (90)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.753 (1)
Commercial E.C.F. : 0.774 (1)

```
<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>
```

```

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): 4010 - 4010 EAST

```

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