

Neighborhoods Used: 4006A.4006A GREEN MEADOWS

2735 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-037-00	03/10/2023	4006A 407	155,000	106,391
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
wn Home	73	48,609	66,258	0.734



2665 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-005-00	02/22/2023	4006A 407	185,000	97,274
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	61	87,726	80,350	1.092



2601 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-013-00	10/13/2022	4006A 407	168,000	106,261
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	62	61,739	78,175	0.790



2661 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-003-00	08/16/2022	4006A 407	173,000	97,274
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	61	75,726	80,350	0.942



7 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-038-00	04/07/2022	4006A 407	189,000	106,391
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	55	82,609	64,285	1.285



2701 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-026-00	11/11/2021	4006A 407	185,900	106,344
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	73	79,556	68,464	1.162



2733 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-036-00	08/30/2021	4006A 407	200,700	106,391
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	75	94,309	68,073	1.385



2715 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-033-00	08/16/2021	4006A 407	195,000	119,914
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	75	75,086	59,759	1.256



# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	0	7.35	8.88	1.007
After Application of E.C.F.s		7.51	8.90	1.007

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 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)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COTTAGE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DBL WIDE	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)
FOUR STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
QUAD-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
QUADPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLE WIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
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.	: 1.000	(0)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.070	(8)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

Neighborhood(s): 4006A - 4006A GREEN MEADOWS

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