

Neighborhoods Used: 4004.4004 OLDER HOMES (PRE-1930)

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	6.42	9.69	1.003
After Application of E.C.F.s		7.29	11.13	1.003

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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	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
1-1/4 STORY	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
1-3/4 STORY	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
BI-LEVEL	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
CAPE COD	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
COTTAGE	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
DBL WIDE	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
DUPLEX	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
FOUR STORY	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
OTHER	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
QUAD-LEVEL	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
QUADPLEX	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
RANCH	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
SINGLE WIDE	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
THREE-STORY	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
TRI-LEVEL	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
TWO-STORY	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)
	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)	1.425(2)

Single Family E.C.F.	: 1.425 (2)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.277 (2)
Commercial E.C.F.	: 1.000 (0)

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<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
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    Starting Date: 04/01/2022
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    Ending Date: 03/31/2024
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    Terms Selected: 3
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    Analyze by Style:
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    Analyze by %Good:
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    Show Valid Data : X
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```
    Show Invalid Data :
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```
    Show Costs and Residuals:
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Use Infl. Adj. Sale Prices:
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    Neighborhood(s) : 4004 - 4004 OLDER HOMES (PRE-1930)
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Max # of Res. Buildings: 1	Minimum E.C.F. (Residential): 1.00
	Maximum E.C.F. (Residential): 2.50
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

Neighborhoods Used: 4004.4004 OLDER HOMES (PRE-1930)

2640 N WEST SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-019-002-00		10/07/2022	4004	401	995,000	212,452
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	78	447,317	362,787	1.233	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	335231	271881	1.233			



710 SPRING HILL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-025-024-00		06/06/2022	4004	401	1,075,000	323,543
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	60	689,399	435,092	1.584	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	62058	39166	1.584			

