

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
47	28	9.86	11.38	0.991	
After Application of E.C.F.s		7.57	9.30	0.998	

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

* Style *	911..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
1-1/4 STORY	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
1-3/4 STORY	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
BI-LEVEL	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
CAPE COD	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
COTTAGE	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
DBL WIDE	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
DUPLEX	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
FOUR STORY	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
OTHER	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
QUAD-LEVEL	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
QUADPLEX	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
RANCH	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
SINGLE WIDE	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
THREE-STORY	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
TRI-LEVEL	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
TWO-STORY	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)
	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)	1.223(37)

Single Family E.C.F. : 1.223 (37)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.376 (10)
Agricultural E.C.F. : 1.191 (2)
Commercial E.C.F. : 1.000 (0)

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

Ending Date: 03/31/2024

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): 4007 - 4007A WEST PRIME

Max # of Res. Buildings: 1	Minimum E.C.F. (Residential): 1.00
	Maximum E.C.F. (Residential): 2.00
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

Neighborhoods Used: 4007.4007A WEST PRIME

4688 MORNING GLORY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-017-030-26	03/29/2024 4007	401	1,100,000	186,940
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	96	913,060	855,869
				E.C.F. 1.067



3706 MEADOWVIEW LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-235-012-00	03/25/2024 4007	401	499,000	88,968
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	90	410,032	340,041
				E.C.F. 1.206



4905 WESTCHESTER CMNS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-346-003-00	02/29/2024 4007	401	615,000	133,220
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	79	481,780	414,028
				E.C.F. 1.164



4082 HAVERHILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-010-00	02/28/2024 4007	407	339,900	24,120
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TWO-STORY	92	315,780	226,198
				E.C.F. 1.396



4364 STONERIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-306-038-00	02/16/2024 4007	401	600,000	122,953
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	85	477,047	433,899
				E.C.F. 1.099



4595 SILVER VALLEY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-288-062-00	01/09/2024 4007	401	580,000	110,128
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	80	469,872	422,580
				E.C.F. 1.112



5092 S LIBERTY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-154-149-00	12/08/2023 4007	401	352,500	150,040
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	96	202,460	194,259
				E.C.F. 1.042



2975 RIDGE TRAIL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-308-131-00	10/31/2023 4007	401	570,000	171,029
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	398,971	378,914
				E.C.F. 1.053



Neighborhoods Used: 4007.4007A WEST PRIME

5476 N LIBERTY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-153-122-00 10/30/2023 4007 401 360,000 139,983
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 220,017 191,646 1.148



3126 SILVER HILLS LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-288-057-00 10/26/2023 4007 401 410,000 99,455
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 310,545 300,992 1.032



2721 BLUE RIDGE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-175-018-00 10/16/2023 4007 401 372,000 162,135
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 67 209,865 166,725 1.259



4235 BRIARCLIFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-235-017-00 09/14/2023 4007 401 510,000 91,641
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 74 418,359 289,096 1.447



2719 ROCK CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-308-143-00 08/10/2023 4007 401 745,000 155,661
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 589,339 448,478 1.314



3100 SILVER FARMS LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-288-046-00 06/23/2023 4007 401 630,000 126,865
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 74 503,135 398,067 1.264



3862 HIDDEN CREEK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-308-116-00 06/20/2023 4007 401 674,900 117,557
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 74 557,343 400,329 1.392



3580 SILVER FARMS LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-289-084-00 04/24/2023 4007 401 531,000 116,639
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 73 414,361 316,756 1.308



Neighborhoods Used: 4007.4007A WEST PRIME

3923 STONERIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-307-109-00	03/30/2023 4007	401	485,000	118,624
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	366,376	323,210
				E.C.F. 1.134



4072 QUINCY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-013-00	03/21/2023 4007	407	310,000	22,350
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TWO-STORY	92	287,650	196,262
				E.C.F. 1.466



3260 SILVER FARMS LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-288-052-00	03/15/2023 4007	401	652,000	116,106
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	67	535,894	342,182
				E.C.F. 1.566



4060 HAVERHILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-002-00	02/10/2023 4007	407	282,500	22,969
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TWO-STORY	91	259,531	194,129
				E.C.F. 1.337



3667 BROADVIEW TER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-235-015-00	01/30/2023 4007	401	485,000	89,892
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	75	395,108	216,065
				E.C.F. 1.829



3767 W SOUTH AIRPORT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-021-048-10	01/18/2023 4007	401	330,000	148,670
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	177,726	138,382
				E.C.F. 1.284
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3604	2806	1.284	



3693 WESTRIDGE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-017-031-60	01/04/2023 4007	401	575,000	113,776
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	461,224	306,921
				E.C.F. 1.503



4086 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-017-005-12	01/03/2023 4007	401	337,000	140,021
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	72	196,979	196,601
				E.C.F. 1.002



Neighborhoods Used: 4007.4007A WEST PRIME

4326 RIDGEMOOR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-120-059-00	11/28/2022 4007	401	370,000	104,395
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	265,605	178,354
				E.C.F. 1.489



4639 SILVER VALLEY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-287-012-00	11/18/2022 4007	401	425,000	109,344
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	65	315,656	244,902
				E.C.F. 1.289



3833 ZIMMERMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-018-006-05	11/16/2022 4007	401	520,025	176,287
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	343,738	320,340
				E.C.F. 1.073



4054 QUINCY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-016-00	11/11/2022 4007	407	312,000	23,578
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TWO-STORY	92	288,422	226,198
				E.C.F. 1.275



2637 ROCK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-308-145-00	10/25/2022 4007	401	650,000	151,920
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	498,080	404,279
				E.C.F. 1.232



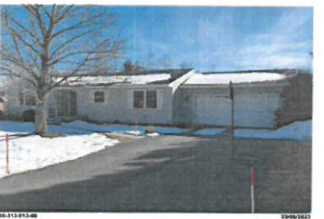
4815 WESTCHESTER CMNS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-346-008-00	09/23/2022 4007	401	699,900	193,780
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	506,120	485,173
				E.C.F. 1.043



4169 SUMMERHILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-313-013-00	09/19/2022 4007	401	431,000	91,019
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	82	339,981	220,053
				E.C.F. 1.545



4293 BRIARCLIFF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-235-020-00	09/16/2022 4007	401	375,000	81,523
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	293,477	240,390
				E.C.F. 1.221



Neighborhoods Used: 4007.4007A WEST PRIME

4067 QUINCY CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-403-019-00 09/13/2022 4007 407 312,000 22,350
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex TWO-STORY 92 289,650 196,262 1.476



4416 STONERIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-306-035-00 08/29/2022 4007 401 710,000 145,746
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 74 564,254 439,337 1.284



4125 SUMMERHILL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-313-010-00 08/26/2022 4007 401 550,000 85,897
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 83 464,103 357,402 1.299



4053 QUINCY CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-403-017-00 08/26/2022 4007 407 310,000 22,582
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 92 287,418 204,401 1.406



4460 HILLCREST DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-176-057-00 08/12/2022 4007 401 330,000 159,291
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 60 170,709 151,686 1.125



2999 RIDGE TRAIL DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-308-133-00 08/01/2022 4007 401 675,000 144,759
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 530,241 464,207 1.142



3202 SILVER FARMS LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-288-051-00 07/14/2022 4007 401 530,000 109,798
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 88 420,202 405,367 1.037



4066 QUINCY CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-403-014-00 06/10/2022 4007 407 310,000 22,350
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex TWO-STORY 92 287,650 196,262 1.466



Neighborhoods Used: 4007.4007A WEST PRIME

3717 W SOUTH AIRPORT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-021-048-00	05/23/2022 4007	401	362,500	199,863
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	56	156,489	136,993
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6148	5382	1.142	



4062 HAVERHILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-003-00	05/05/2022 4007	407	295,000	22,318
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TWO-STORY	91	272,682	192,474
				1.417



3945 TIMBERWOLF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-017-023-00	04/26/2022 4007	401	383,000	106,301
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	276,699	216,612
				1.277



4669 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-008-038-30	04/25/2022 4007	401	425,000	152,908
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	272,092	242,888
				1.120



4087 HAVERHILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-007-00	04/15/2022 4007	407	290,000	22,853
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TWO-STORY	92	267,147	207,620
				1.287



4090 HAVERHILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-009-00	04/06/2022 4007	407	310,000	25,462
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TWO-STORY	92	284,538	226,198
				1.258



4078 HAVERHILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-011-00	04/05/2022 4007	407	300,000	21,803
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TWO-STORY	92	278,197	196,262
				1.417

