

Neighborhoods Used: 4009.4009 SOUTHWEST

Statistics for this Analysis

# Valid Cases	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
31	0	9.99	13.50	1.042
After Application of E.C.F.s		9.60	13.28	1.040

Economic Condition Factor Estimates (# of data points)

* Style *	911..100	811..90	711..80	611..70	511..60	0..50
1-1/2 STORY	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
1-1/4 STORY	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
1-3/4 STORY	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
BI-LEVEL	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
CAPE COD	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
COTTAGE	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
DBL WIDE	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
DUPLEX	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
FOUR STORY	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
OTHER	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
QUAD-LEVEL	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
QUADPLEX	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
RANCH	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
SINGLE WIDE	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
THREE-STORY	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
TRI-LEVEL	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
TWO-STORY	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)
	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)	1.163(31)

Single Family E.C.F. : 1.163 (31)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.782 (3)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

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Starting Date: 04/01/2022
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): 4009 - 4009 SOUTHWEST

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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

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1392 VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-295-082-00	01/03/2024 4009	401	261,000	137,184
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	123,816	136,495	0.907



432 ALICE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-165-034-00	12/01/2023 4009	401	225,000	94,626
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	130,374	184,991	0.705



1178 VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-283-007-00	11/29/2023 4009	401	490,000	156,608
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	333,392	285,849	1.166



4799 SILVER PINES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-300-004-00	11/17/2023 4009	401	265,000	109,152
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	155,848	141,353	1.103



SILVERWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-305-061-00	11/16/2023 4009	401	325,000	118,133
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	206,867	132,293	1.564



5959 BOONE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-030-046-10	11/09/2023 4009	401	265,000	139,978
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	125,022	160,335	0.780



5303 HIGHLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-050-060-00	10/06/2023 4009	401	400,000	147,677
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	252,323	227,175	1.111



1637 BLUE SPRUCE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-029-005-03	09/15/2023 4009	401	395,000	174,458
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	65	193,038	157,225	1.228
Cultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	27504	22401	1.228	



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5940 LILLIAN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-165-062-00	08/23/2023 4009	401	350,000	102,965
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	QUAD-LEVEL	75	247,035	223,262
				E.C.F. 1.106



820 MEADOW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-055-084-00	08/21/2023 4009	401	240,000	144,320
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	95,680	121,358
				E.C.F. 0.788



1386 SILVERWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-305-064-00	08/07/2023 4009	401	280,000	103,355
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	176,645	134,098
				E.C.F. 1.317



385 NEUMAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-031-030-10	06/29/2023 4009	401	325,000	130,732
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	175,295	141,146
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	18973	15277	1.242	



DOVER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-243-025-00	06/23/2023 4009	401	445,000	163,609
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	68	281,391	222,418
				E.C.F. 1.265



431 ALICE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-165-095-00	06/16/2023 4009	401	385,000	99,940
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	90	285,060	240,159
				E.C.F. 1.187



438 ALICE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-155-023-00	06/09/2023 4009	401	385,000	94,716
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	90	290,284	231,681
				E.C.F. 1.253



5959 MARILYN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-165-069-00	05/30/2023 4009	401	359,000	135,649
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	80	223,351	210,907
				E.C.F. 1.059



Neighborhoods Used: 4009.4009 SOUTHWEST

2392 N EAST SILVER LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-020-026-01	05/26/2023 4009	401	1,250,000	356,429
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	800,454	349,550
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	93117	40663	2.290	



411 N EAST SILVER LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-031-011-02	04/28/2023 4009	401	355,000	134,818
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	220,182	202,173
				1.089



5835 DOVER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-243-031-00	04/17/2023 4009	401	401,000	175,517
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	76	225,483	206,395
				1.092



5840 JOANNE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-165-044-00	04/12/2023 4009	401	375,000	114,937
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	260,063	270,351
				0.962



ROBERT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-155-011-00	02/28/2023 4009	401	360,000	91,276
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	268,724	262,463
				1.024



1348 SILVERWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-305-062-00	02/01/2023 4009	401	324,000	107,883
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	59	216,117	139,951
				1.544



719 N EAST SILVER LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-055-104-00	12/20/2022 4009	401	300,000	148,143
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	151,857	211,995
				0.716



5289 HIGHLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-050-059-00	11/30/2022 4009	401	449,900	160,828
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	289,072	223,882
				1.291



Neighborhoods Used: 4009.4009 SOUTHWEST

1178 VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-283-007-00	11/14/2022 4009	401	430,000	156,608
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	273,392	285,849 0.956



2532 N WEST SILVER LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-278-005-11	07/15/2022 4009	401	333,000	127,465
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	205,535	166,120 1.237



1355 GREENBRIER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-305-039-00	07/11/2022 4009	401	260,000	160,981
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62	99,019	104,167 0.951



4830 THORNAPPLE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-300-019-00	07/11/2022 4009	401	240,000	105,366
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	63	134,634	154,502 0.871



1 GREENBRIER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-300-030-00	07/11/2022 4009	401	236,500	105,827
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	59	130,673	121,208 1.078



4810 CANDLEWOOD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-305-074-00	06/13/2022 4009	401	330,001	115,469
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78	214,532	170,518 1.258



1604 LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-295-046-00	05/20/2022 4009	401	319,900	140,444
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57	179,456	167,573 1.071

