

E.C.F.s for Neighborhood: 40015 'DOWNTOWN CONDOS'

Residential : 1.320 *1.42*
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40015.DOWNTOWN CONDOS

150 W CENTER ST I
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
59-130-009-00 06/11/2021 40015 401 360,000 79,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family LOFT APT 84 281,000 236,513 1.188

403,200

12% time ROJ.

324,200

1.37

16% time ROJ

417,600

338,600

1.43



E.C.F.s for Neighborhood: 40040 'AMITY/FRIENDSHIP CONDOS'

Residential : 1.250
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Ranch 1.19
Ranch Condo 1.38

Neighborhoods Used: 40040.AMITY/FRIENDSHIP CONDOS

437 AMITY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-045-001-00 07/07/2023 40040 401 319,000 67,203
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 71 251,797 221,610 1.136



471 AMITY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-040-003-00 06/09/2023 40040 401 354,000 65,903
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH CONDO 67 288,097 153,197 1.881



Out of Story

482 AMITY ST 15
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-260-015-00 01/06/2023 40040 401 305,000 61,161
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH CONDO 65 243,839 150,562 1.620



2023

435 AMITY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-045-002-00 08/08/2022 40040 401 332,000 67,853
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 264,147 221,312 1.194



487 AMITY ST 11
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-260-011-00 07/28/2022 40040 401 375,000 61,161
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH CONDO 69 313,839 189,888 1.653



460 AMITY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-040-023-00 07/25/2022 40040 401 405,000 67,203
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH CONDO 77 337,797 235,292 1.436



447 AMITY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-040-018-00 05/27/2022 40040 401 325,000 65,903
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH CONDO 73 259,097 187,342 1.383



2022

471 AMITY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-040-003-00 10/22/2021 40040 401 275,000 65,903
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH CONDO 67 209,097 153,197 1.365



Neighborhoods Used: 40040.AMITY/FRIENDSHIP CONDOS

479 AMITY ST 21

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-260-021-00	09/27/2021 40040	401	247,000	61,161	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	65	185,839	180,004	1.032



453 AMITY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-040-015-00	09/03/2021 40040	401	305,000	65,903	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	70	239,097	167,800	1.425



469 AMITY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-040-004-00	06/25/2021 40040	401	245,000	67,203	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	67	177,797	192,605	0.923



E.C.F.s for Neighborhood: 40060 'BEACON COURT CONDOS'

Residential : 1.280
Town Homes/Duplexes: ~~1.340~~ 1.54
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40060.BEACON COURT CONDOS

110 N WASHINGTON ST B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-060-002-00	09/19/2023 40060	401	429,000	60,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY CONDO	76	369,000	185,358	1.991



110 N WASHINGTON ST C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-060-003-00	08/25/2023 40060	401	448,000	60,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY CONDO	76	388,000	188,653	2.057



110 N WASHINGTON ST E

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-060-005-00	01/12/2022 40060	401	327,000	60,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY CONDO	76	267,000	188,769	1.414



E.C.F.s for Neighborhood: 40075 'CENTER PARK PLACE CONDO'

Residential : 1.140
Town Homes/Duplexes: ~~1.400~~ 1.75
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40075.CENTER PARK PLACE CONDO

424 W FREMONT ST 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-075-006-00	05/09/2022 40075	401	310,000	63,077	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH CONDO	74	246,923	105,243	2.346



E.C.F.s for Neighborhood: 40080 'CIDER HILL CONDOS'

Residential : ~~1.010~~ 1.04
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

No Sales in 2yr Study

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

*12 Cider Hill 7/15/2020 \$355,000
20% time adjustment \$426,000
1.04 ECF*

*24% time Adjustment \$440,200
1.08 ECF*

E.C.F.s for Neighborhood: 40090 'DOUGLAS COVE CONDOS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.5 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.75 STORY		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	1.35	1.300	1.300	1.300	1.300	1.300	1.300
2 STORY CONDO		0.000	0.000	0.000	0.000	0.000	0.000
2.5 STORY		0.000	0.000	0.000	0.000	0.000	0.000
3 STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL	1.30	1.250	1.250	1.250	1.250	1.250	1.250
DUPLEX/4 PLEX		0.000	0.000	0.000	0.000	0.000	0.000
LOFT APT		0.000	0.000	0.000	0.000	0.000	0.000
MULTI STORY		0.000	0.000	0.000	0.000	0.000	0.000
RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH CONDO		0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40090.DOUGLAS COVE CONDOS

83 DOUGLAS COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-090-002-00	05/24/2023 40090	401	230,000	50,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	180,000	141,188	1.275



85 DOUGLAS COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-090-003-00	08/13/2021 40090	401	252,580	50,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	202,580	150,969	1.342



E.C.F.s for Neighborhood: 40120 'DOUGLAS HARBOR VILLAGE CONDOS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.5 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.75 STORY		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	1.32	1.300	1.300	1.300	1.300	1.300	1.300
2 STORY CONDO	1.41	1.500	1.500	1.500	1.500	1.500	1.500
2.5 STORY		0.000	0.000	0.000	0.000	0.000	0.000
3 STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX/4 PLEX		0.000	0.000	0.000	0.000	0.000	0.000
LOFT APT		0.000	0.000	0.000	0.000	0.000	0.000
MULTI STORY		0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.27	1.260	1.260	1.260	1.260	1.260	1.260
RANCH CONDO		0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.410
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40120.DOUGLAS HARBOR VILLAGE CONDOS

160 KEEWATIN WAY C
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-121-008-00 05/19/2023 40120 401 550,000 76,634
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY CONDO 84 473,366 335,416 1.411



1003

211 GARDEN TERRACE C (13)
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-120-013-00 12/01/2022 40120 401 405,000 72,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 82 333,000 261,918 1.271



211 GARDEN TERRACE C (13)
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-120-013-00 10/19/2022 40120 401 401,000 72,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 82 329,000 261,918 1.256



160 KEEWATIN WAY B
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-121-007-00 03/25/2022 40120 401 560,000 76,634
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY CONDO 84 483,366 335,416 1.441



200 GARDEN TERRACE B (21)
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-120-021-00 02/18/2022 40120 401 348,000 72,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 276,000 234,053 1.179



2022

201 OUTLOOK DR A (6)
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-120-006-00 12/27/2021 40120 401 351,500 72,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 81 279,500 251,841 1.110



221 OUTLOOK DR A (1)
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-120-001-00 10/20/2021 40120 401 630,000 95,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 73 535,000 396,153 1.350



Neighborhoods Used: 40120.DOUGLAS HARBOR VILLAGE CONDOS

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	6.39	7.74	1.015
After Application of E.C.F.s		3.55	5.09	1.007

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.257(2)	1.257(2)	1.257(2)	1.257(2)	1.257(2)	1.257(2)
2 STORY CONDO	1.426(2)	1.426(2)	1.426(2)	1.426(2)	1.426(2)	1.426(2)
2.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3 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)
DUPLEX/4 PLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOFT APT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.238(3)	1.238(3)	1.238(3)	1.238(3)	1.238(3)	1.238(3)
RANCH CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TOWNHOUSE	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)

Single Family E.C.F. : 1.305 (7)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 07/31/2023
 Terms Selected: All
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 40120 - DOUGLAS HARBOR VILLAGE CONDOS

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
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

E.C.F.s for Neighborhood: 40125 'DOUGLAS TOWNHOMES'

Residential : 1.020
Town Homes/Duplexes: ~~1.140~~ 1.75
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

no sales in 2 year period

most recent sale

125-005-00 \$144,300 9/8/2020
39 ENNIS ST S
Market Adj. 20% \$173,160
1.50 ECF

Market Adj. 24% \$178,932
1.54 ECF

New Sale
125-001-000 \$300,000 11/16/2024
2.867

Neighborhoods Used: 40125.DOUGLAS TOWNHOMES

39 ELLIS ST 1

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-125-001-00	01/16/2024 40125	401	300,000	36,712	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY CONDO	77	263,288	91,829	2.867



E.C.F.s for Neighborhood: 40360 'HIDDEN LAKES/WATERS CONDOS'

Residential	: 1.250	1.28
Town Homes/Duplexes:	1.000	
Mobile Homes	: 1.000	
Agricultural Bldgs	: 1.000	
Commercial Bldgs	: 1.000	
Industrial Bldgs	: 1.000	

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

08/08/2023
01:30 PM

ECF Analysis for: 59 - DOUGLAS CITY

Page: 1/2
DB: Douglas 2024

Neighborhoods Used: 40360.HIDDEN LAKES/WATERS CONDOS

421 HARBOR LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-325-006-00	05/31/2023 40360	401	470,000	65,358	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	78	404,642	313,823	1.289



E.C.F.s for Neighborhood: 40465 'MEADOWARGUS CONDOS'

Residential : 0.800 *.82*
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

*No Sales - increase similar to other
NBHD*

E.C.F.s for Neighborhood: 40510 'NORTHERN LIGHTS CONDOS'

Residential	: 1.000	<i>1.44 NEWER</i>	<i>/</i>	<i>1.48 older</i>
Town Homes/Duplexes	: 1.000			
Mobile Homes	: 1.000			
Agricultural Bldgs	: 1.000			
Commercial Bldgs	: 1.000			
Industrial Bldgs	: 1.000			

(Optional) Gross Rate Multipliers

- A: 0.000
- B: 0.000
- C: 0.000
- D: 0.000

Neighborhoods Used: 40510.NORTHERN LIGHTS CONDOS

Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
320 S BLUE STAR HWY 28					
59-510-028-00	RANCH CONDO	83	270,000	178,891	1.509



Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
320 S BLUE STAR HWY 26					
59-510-026-00	RANCH CONDO	83	265,000	178,891	1.481

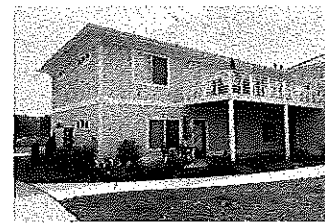


2023

Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
320 S BLUE STAR HWY 5					
59-510-005-00	2 STORY CONDO	74	161,620	91,474	1.767



Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
320 S BLUE STAR HWY 33					
59-510-033-00	RANCH CONDO	93	257,794	197,496	1.305



Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
320 S BLUE STAR HWY 34					
59-510-034-00	RANCH CONDO	93	320,000	205,948	1.554



Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
320 S BLUE STAR HWY 28					
59-510-028-00	RANCH CONDO	83	265,000	178,891	1.481



Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
320 S BLUE STAR HWY 36					
59-510-036-00	RANCH CONDO	93	250,000	205,948	1.214



2022

Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
320 S BLUE STAR HWY 3					
59-510-003-00	RANCH CONDO	83	263,347	163,769	1.608



Neighborhoods Used: 40510.NORTHERN LIGHTS CONDOS

320 S BLUE STAR HWY 26

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-510-026-00	07/19/2021 40510	401	324,000	60,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	83	264,000	178,891	1.476



320 S BLUE STAR HWY 33

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-510-033-00	07/14/2021 40510	401	335,000	62,206	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	93	272,794	197,496	1.381



320 S BLUE STAR HWY 32

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-510-032-00	07/09/2021 40510	401	325,000	60,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	83	265,000	178,891	1.481



E.C.F.s for Neighborhood: 40515 'N LIGHTS CONDO SMALL'

Residential : ~~1.850~~
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

2sty condo 1.83

Ranch Condo 1.80

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40515.N LIGHTS CONDO SMALL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-510-012-00	12/28/2022 40515	401	222,500	46,253	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY CONDO	74	176,247	91,048	1.936



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-510-005-00	12/20/2022 40515	401	217,500	55,880	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY CONDO	74	161,620	91,474	1.767



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-510-015-00	10/18/2022 40515	401	218,000	45,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	74	173,000	99,958	1.731



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-510-009-00	09/10/2022 40515	401	277,500	47,440	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	74	230,060	125,402	1.835



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-510-006-00	03/22/2022 40515	401	225,000	45,880	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY CONDO	74	179,120	91,474	1.958

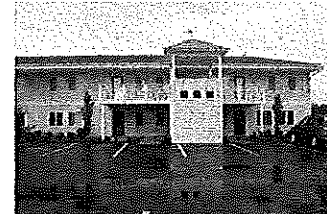


2022

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-510-013-00	08/20/2021 40515	401	205,000	46,253	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY CONDO	74	158,747	91,048	1.744



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-510-019-00	07/20/2021 40515	401	233,100	45,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	74	188,100	99,958	1.882



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-510-018-00	05/10/2021 40515	401	200,307	47,053	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	74	153,254	88,055	1.740



E.C.F.s for Neighborhood: 40520 'PARKSIDE LANDING'

Residential : 0.820⁹²
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40520.PARKSIDE LANDING

353 PARKSIDE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-520-003-00	11/06/2023 40520	401	450,000	74,896
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	93	375,104	422,948
				E.C.F. 0.887 <i>.929</i>



349 PARKSIDE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-520-005-00	05/24/2023 40520	401	477,500	71,067
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	91	406,433	425,148
				E.C.F. 0.956



342 PARKSIDE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-520-012-00	03/09/2022 40520	401	554,415	67,452
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	97	486,963	449,385
				E.C.F. 1.084



352 PARKSIDE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-520-017-00	09/20/2021 40520	401	375,000	73,208
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	93	301,792	368,618
				E.C.F. 0.819



470,000

+ 12% *346,792* *.929*

02:40 PM

Neighborhoods Used: 40520.PARKSIDE LANDING

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<<<<<<<<<<<<<<<<          Statistics for this Analysis          >>>>>>>>>>>>>>
# Valid # Invalid             Coefficient of             Coefficient of             Price Related
Sales   Sales                Dispersion (%)           Variation (%)              Differential
  4       0                   7.08                    9.40                      1.012
After Application of E.C.F.s  7.14                    9.47                      1.012

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<<<<<<<          Economic Condition Factor Estimates (# of data points)          >>>>>>
* Style *             91..100             81..90             71..80             61..70             51..60             0..50
1+ STORY             1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)
1.25 STORY          1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)
1.5 STORY           1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)
1.75 STORY          1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)
2 STORY             1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)
2 STORY CONDO       1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)
2.5 STORY           1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)
3 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)
DUPLEX/4 PLEX       1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)
LOFT APT            1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)
MULTI STORY         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)
RANCH               0.942( 4)         0.942( 4)         0.942( 4)         0.942( 4)         0.942( 4)         0.942( 4)
RANCH CONDO         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)
TOWNHOUSE           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)
1.000( 0)           1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)         1.000( 0)

```

Single Family E.C.F. : ~~0.942~~ (4) *0.953*

Mobile Home E.C.F. : 1.000 (0)

Town Home E.C.F. : 1.000 (0)

Agricultural E.C.F. : 1.000 (0)

Commercial E.C.F. : 1.000 (0)

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<<<<<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>>>
Starting Date: 04/01/2021
Ending Date: 12/01/2023
Terms Selected: 4
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 40520 - PARKSIDE LANDING

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
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

NBHD Adjustment Report

Parcel Number	Style	NBHD	Yr Blt	Sq. Ft.	Class	TCV	Prev MBOR	SEV	% Change
59-520-001-00	1.5 STORY	40520	91	2180	B 00	527,877	213,400	263,900	23.664
59-520-002-00	RANCH	40520	96	1733	B 00	494,655	199,400	247,300	24.022
59-520-003-00	RANCH	40520	93	1492	B 00	456,999	200,400	228,500	14.022
59-520-004-00	RANCH	40520	93	1529	B 00	489,936	198,000	245,000	23.737
59-520-005-00	RANCH	40520	91	1591	B 05	465,269	188,300	232,600	23.526
59-520-006-00	RANCH	40520	82	2066	B 05	470,084	190,900	235,000	23.101
59-520-007-00	RANCH	40520	92	1578	B 00	478,080	193,700	239,000	23.387
59-520-008-00	RANCH	40520	82	1870	B 05	482,359	196,400	241,200	22.811
59-520-009-00	RANCH	40520	92	1680	B 00	483,906	196,600	242,000	23.093
59-520-010-00	MULTI STORY	40520	91	2187	B 05	536,010	217,200	268,000	23.389
59-520-011-00	RANCH	40520	94	1540	B 00	416,408	169,700	208,200	22.687
59-520-012-00	RANCH	40520	97	1499	B 05	483,977	195,300	242,000	23.912
59-520-013-00	RANCH	40520	82	2086	B 05	497,595	204,000	248,800	21.961
59-520-014-00	RANCH	40520	92	1736	B 00	506,395	206,600	253,200	22.556
59-520-015-00	RANCH	40520	93	1502	B 00	459,384	186,200	229,700	23.362
59-520-016-00	RANCH	40520	82	2044	B 05	535,864	217,300	267,900	23.286
59-520-017-00	RANCH	40520	93	1593	B 00	427,081	173,500	213,500	23.055
59-520-018-00	RANCH	40520	97	2020	B 00	583,097	234,300	291,500	24.413
59-520-019-00	RANCH	40520	91	1624	B 05	458,750	186,200	229,400	23.201
59-520-020-00	RANCH	40520	93	1660	B 00	458,093	185,000	229,000	23.784

Data Label

3,952,400

4,855,700

01/03/24

E.C.F.s for Neighborhood: 40540 'SINGAPORE HARBOR CONDOS'

Residential : 1.450 *1.57*
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

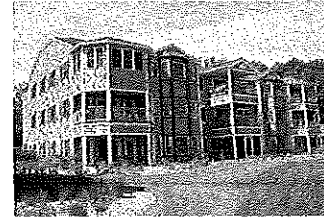
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40540.SINGAPORE HARBOR CONDOS

308 SINGAPORE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
59-540-008-00 11/11/2022 40540 401 555,000 126,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 428,300 247,848 1.728



319 SINGAPORE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
59-540-011-00 11/07/2022 40540 401 425,000 101,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 323,300 243,637 1.327

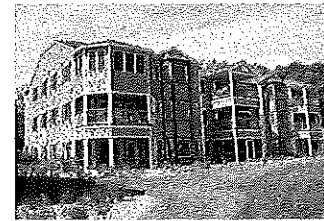


309 SINGAPORE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
59-540-009-00 05/02/2022 40540 401 600,000 126,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 473,300 306,647 1.543



2022

318 SINGAPORE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
59-540-010-00 09/28/2021 40540 401 555,000 101,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 453,300 292,155 1.552



311 SINGAPORE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
59-540-019-00 09/20/2021 40540 401 550,000 101,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 448,300 276,776 1.620



E.C.F.s for Neighborhood: 40670 'THE BOARDWALK AT SWING BRIDGE'

Residential : ~~1.690~~
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

2 Sty - 1.66

2 Sty Condo - 1.61

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40670.THE BOARDWALK AT SWING BRIDGE

100 KEWATIN CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-016-00	08/17/2023	40670 401	647,000	125,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	90	522,000	322,509	1.619	



140 KEWATIN CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-012-00	06/16/2023	40670 401	772,500	125,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	92	647,500	393,138	1.647	



130 KEWATIN CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-013-00	02/27/2023	40670 401	657,000	125,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	92	532,000	338,737	1.571	



10 SWINGBRIDGE LANE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-001-00	08/01/2022	40670 401	745,000	148,492		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	89	596,508	345,540	1.726	



120 KEWATIN CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-014-00	06/16/2022	40670 401	685,000	125,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	92	560,000	324,151	1.728	



60 SWINGBRIDGE LANE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-006-00	05/13/2022	40670 401	765,000	145,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	96	620,000	360,816	1.718	



40 SWINGBRIDGE LANE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-004-00	03/11/2022	40670 401	685,000	148,492		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	89	536,508	345,540	1.553	



50 SWINGBRIDGE LANE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-005-00	03/03/2022	40670 401	730,000	145,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		96	585,000	360,816	1.621	



Neighborhoods Used: 40670.THE BOARDWALK AT SWING BRIDGE

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	5	2.91	3.49	1.001
After Application of E.C.F.s		2.51	3.12	1.001

Economic Condition Factor Estimates (# of data points)

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.667(3)	1.667(3)	1.667(3)	1.667(3)	1.667(3)	1.667(3)
2 STORY CONDO	1.641(4)	1.641(4)	1.641(4)	1.641(4)	1.641(4)	1.641(4)
2.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3 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)
DUPLEX/4 PLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOFT APT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI STORY	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)
RANCH CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TOWNHOUSE	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)
	1.621(1)	1.621(1)	1.621(1)	1.621(1)	1.621(1)	1.621(1)

Single Family E.C.F. : 1.648 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
Ending Date: 08/22/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 40670 - THE BOARDWALK AT SWING BRIDGE

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
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

E.C.F.s for Neighborhood: 40760 'WILDERNESS RIDGE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STORY		1.040	1.040	1.040	1.040	1.040	1.040
1.5 STORY		1.040	1.040	1.040	1.040	1.040	1.040
1.75 STORY	1.11	1.040	1.040	1.040	1.040	1.040	1.040
2 STORY		1.040	1.040	1.040	1.040	1.040	1.040
2 STORY CONDO		0.000	0.000	0.000	0.000	0.000	0.000
2.5 STORY		0.000	0.000	0.000	0.000	0.000	0.000
3 STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX/4 PLEX		0.000	0.000	0.000	0.000	0.000	0.000
LOFT APT		0.000	0.000	0.000	0.000	0.000	0.000
MULTI STORY		0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.28	1.200	1.200	1.200	1.200	1.200	1.200
RANCH CONDO		0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40760.WILDERNESS RIDGE

753 WILDERNESS RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-760-023-00	02/03/2022 40760	401	914,900	121,758	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	793,142	604,513	1.312

2022



737 WILDERNESS RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-760-019-00	09/17/2021 40760	401	519,000	114,587	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	73	404,413	424,714	0.952

581,280

+12%
Time Adj.

466,693

1.099



20 WILDERNESS RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-760-039-00	07/20/2021 40760	401	620,000	117,902	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	502,098	516,876	0.971

694,400

+12%
Time Adj.

576,498

1.115



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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	7.99	13.98	1.029
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	0.952(1)	0.952(1)	0.952(1)	0.952(1)	0.952(1)	0.952(1)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	0.971(1)	0.971(1)	0.971(1)	0.971(1)	0.971(1)	0.971(1)
2 STORY CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3 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)
DUPLEX/4 PLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOFT APT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.312(1)	1.312(1)	1.312(1)	1.312(1)	1.312(1)	1.312(1)
RANCH CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TOWNHOUSE	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)

Single Family E.C.F. : 1.099 (3)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
Ending Date: 07/31/2023

Terms Selected: All

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 40760 - WILDERNESS RIDGE

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
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

E.C.F.s for Neighborhood: 40770 'WILDWOOD LANE CONDOS'

Residential	: 1.120	1.14
Town Homes/Duplexes:	1.000	
Mobile Homes	: 1.000	
Agricultural Bldgs	: 1.000	
Commercial Bldgs	: 1.000	
Industrial Bldgs	: 1.000	

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

No Sales
Increase similar to other homes in the City.

E.C.F.s for Neighborhood: 40780 'SUMMER GROVE CONDOS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.5 STORY		0.900	0.900	0.900	0.900	0.900	0.900
1.75 STORY	✓	0.850	0.850	0.850	0.850	0.850	0.850
2 STORY		0.850	0.850	0.850	0.850	0.850	0.850
2 STORY CONDO		0.000	0.000	0.000	0.000	0.000	0.000
2.5 STORY		0.000	0.000	0.000	0.000	0.000	0.000
3 STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX/4 PLEX		0.000	0.000	0.000	0.000	0.000	0.000
LOFT APT		0.000	0.000	0.000	0.000	0.000	0.000
MULTI STORY		0.000	0.000	0.000	0.000	0.000	0.000
RANCH		0.800	0.800	0.800	0.800	0.800	0.800
RANCH CONDO		0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

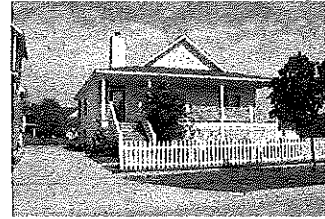
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40780.SUMMER GROVE CONDOS

440 SUMMER GROVE DRIVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-780-067-00 09/06/2023 40780 401 460,000 92,037
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 90 367,963 416,667 0.883



485 SUMMER GROVE DRIVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-780-050-00 07/21/2023 40780 401 454,999 89,784
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 365,215 321,023 1.138



460 SUMMER GROVE DRIVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-780-030-00 05/31/2023 40780 401 465,000 92,486
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 372,514 321,160 1.160



429 SUMMER GROVE DRIVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-780-009-00 10/14/2022 40780 401 450,000 89,784
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.75 STORY 80 360,216 408,927 0.881



461 SUMMER GROVE DRIVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-780-062-00 09/30/2022 40780 401 455,000 89,784
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 77 365,216 410,531 0.890

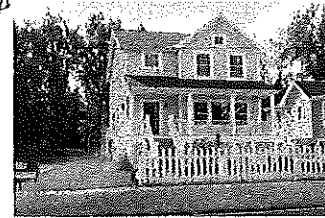


466 SUMMER GROVE DRIVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-780-033-00 08/12/2022 40780 401 440,000 90,286
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 86 349,714 370,526 0.944



455 SUMMER GROVE DRIVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-780-025-00 01/03/2022 40780 401 410,000 84,986
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 91 325,014 423,444 0.768

* Best of from Address



490 SUMMER GROVE DRIVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 59-780-046-00 12/22/2021 40780 401 397,000 90,638
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 80 306,362 415,071 0.738

444,610

+ 1210 354,002

,85



Neighborhoods Used: 40780.SUMMER GROVE CONDOS

465 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-060-00	11/12/2021 40780	401	392,000	84,986
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	91	307,014	373,438
				E.C.F. 0.822



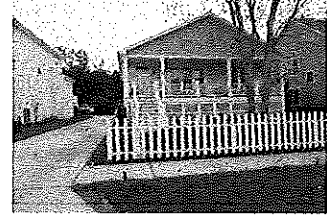
426 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-074-00	10/15/2021 40780	401	379,000	89,784
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	75	289,216	301,416
				E.C.F. 0.960



439 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-014-00	07/06/2021 40780	401	320,000	91,054
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	94	228,946	348,283
				E.C.F. 0.657



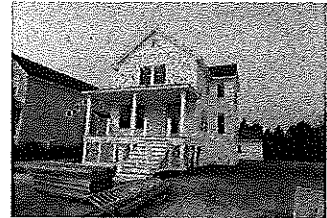
430 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-072-00	05/28/2021 40780	401	335,465	82,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	91	253,065	341,269
				E.C.F. 0.742



480 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-040-00	05/28/2021 40780	401	383,000	91,054
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	89	291,946	386,092
				E.C.F. 0.756



E.C.F.s for Neighborhood: 40790 'WESTSHORE WOODS CONDOS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STORY	> 1.16	1.100	1.100	1.100	1.100	1.100	1.100
1.5 STORY		1.100	1.100	1.100	1.100	1.100	1.100
1.75 STORY		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	1.16	1.100	1.100	1.100	1.100	1.100	1.100
2 STORY CONDO		0.000	0.000	0.000	0.000	0.000	0.000
2.5 STORY		1.000	1.000	1.000	1.000	1.000	1.000
3 STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX/4 PLEX		0.000	0.000	0.000	0.000	0.000	0.000
LOFT APT		0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.34	1.280	1.280	1.280	1.280	1.280	1.280
RANCH CONDO		0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
MULTI STORY		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

No Sales increase similar to other homes in the City

E.C.F.s for Neighborhood: 40800 'TOWER HARBOR CONDOS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STORY	1.36	1.280	1.280	1.280	1.280	1.280	1.280
1.5 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.75 STORY		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY		1.280	1.280	1.280	1.280	1.280	1.280
2 STORY CONDO	1.34	1.280	1.280	1.280	1.280	1.280	1.280
2.5 STORY		0.000	0.000	0.000	0.000	0.000	0.000
3 STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL	2.02	1.650	1.650	1.650	1.650	1.650	1.650
DUPLEX/4 PLEX		0.000	0.000	0.000	0.000	0.000	0.000
LOFT APT		0.000	0.000	0.000	0.000	0.000	0.000
MULTI STORY		0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.45	1.280	1.280	1.280	1.280	1.280	1.280
RANCH CONDO		0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.350 1.72
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40800.TOWER HARBOR CONDOS

133 HARBOR CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-800-006-00	04/04/2023 40800	401	439,900	89,982	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	73	349,918	243,236	1.439



2023

356 MARINERS COVE 39

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-800-039-00	11/07/2022 40800	401	415,000	84,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	68	330,500	163,298	2.024



358 MARINERS COVE 40

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-800-040-00	10/28/2022 40800	401	420,000	84,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	68	335,500	165,335	2.029



135 HARBOR CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-800-007-00	09/26/2022 40800	401	430,000	89,864	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	73	340,136	246,245	1.381



346 MARINERS CT 32 A

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-800-032-00	06/21/2022 40800	401	385,000	84,969	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	73	300,031	119,614	2.508



TK

2002

372 MARINERS COVE 47

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-800-047-00	11/17/2021 40800	401	390,000	84,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	68	305,500	145,226	2.104



342 MARINERS COVE 22 D

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-800-022-00	09/08/2021 40800	401	264,000	84,969	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	73	179,031	123,303	1.452



295,680

TK

+ 12% Time Adj 210,711

1.70

133 HARBOR CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-800-006-00	06/18/2021 40800	401	410,000	89,982	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	73	320,018	243,236	1.316



Neighborhoods Used: 40800.TOWER HARBOR CONDOS

153 HARBOR CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-800-016-00		04/01/2021	40800	401	466,000	90,159
Occupancy	Style	%Good	ResidualValue	CostByManual		E.C.F.
Single Family	1.25 STORY	73	375,841	337,566		1.113



E.C.F.s for Neighborhood: 40830 'WESTSHORE CONDOMINIUMS'

Residential	: 1.300	1.33
Town Homes/Duplexes:	1.000	
Mobile Homes	: 1.000	
Agricultural Bldgs	: 1.000	
Commercial Bldgs	: 1.000	
Industrial Bldgs	: 1.000	

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

Neighborhoods Used: 40830.WESTSHORE CONDOMINIUMS

715 GOLFOVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-830-018-00	06/28/2023	40830	401	1,500,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	88	1,319,027	970,716
				E.C.F. 1.359



64 N FERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-830-002-01	04/24/2023	40830	401	1,485,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	90	1,265,120	570,928
				E.C.F. 2.216 ?
				2.168
				2.103



248 N FERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-830-009-00	07/27/2022	40830	401	1,050,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	93	867,875	738,518
				E.C.F. 1.175 ?
				1.258



720 W CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-830-020-00	07/12/2021	40830	401	801,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.75 STORY	88	619,199	467,864
				E.C.F. 1.323



E.C.F.s for Neighborhood: 40840 'VINTAGE VIEWS CONDOS'

Residential	: 0.900 1.30
Town Homes/Duplexes:	1.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 1.000
Industrial Bldgs	: 1.000

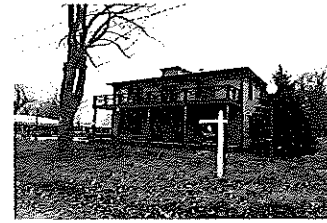
(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40840.VINTAGE VIEWS CONDOS

11 E CHESTNUT ST UNIT 2 248,000

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-840-002-00	10/09/2020 40840	401	200,000	50,341
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH CONDO	80	149,659	153,489
				E.C.F. 0.975

+ 24% fin Adj. - 1.287
197,659



11 E CHESTNUT ST UNIT 3 167,400

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-840-003-00	07/28/2020 40840	401	135,000	50,341
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH CONDO	80	84,659	80,970
				E.C.F. 1.046

+ 24% of fin Adj. - 1.446
117,059

