

E.C.F.s for Neighborhood: 40001 'LAKEVIEW'

| | | |
|---------------------|---------|-----------|
| Residential | : 1.960 | <i>23</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

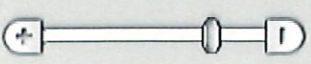
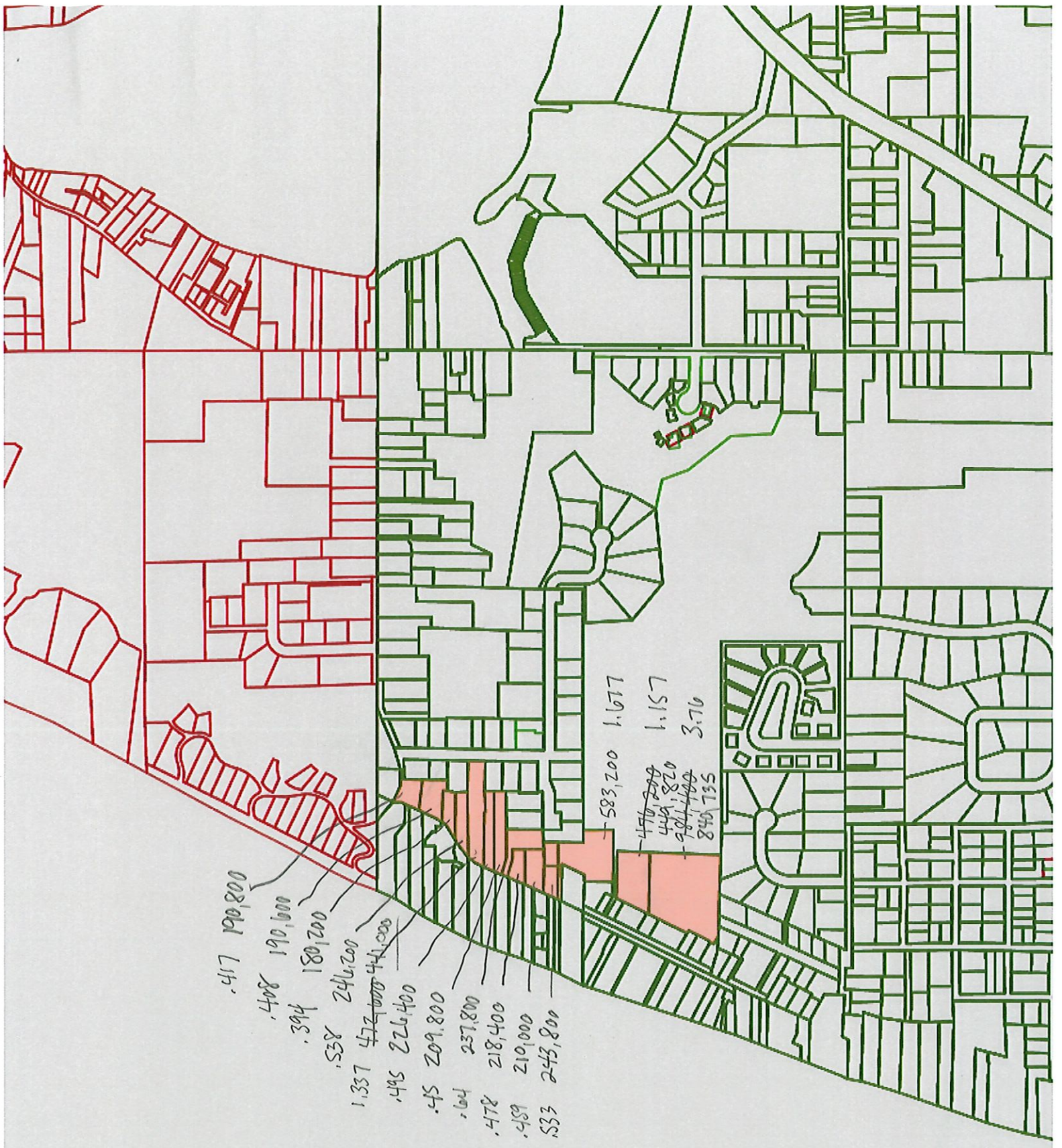
| | |
|----|-------|
| A: | 0.000 |
| B: | 0.000 |
| C: | 0.000 |
| D: | 0.000 |

Neighborhoods Used: 40001.LAKEVIEW

405 LAKESHORE DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-017-044-00 | 09/16/2022 40001 | 401 | 650,000 | 194,449 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 76 | 455,551 | 192,332 | 2.369 |





E.C.F.s for Neighborhood: 40002 'LAKESHORE'

Residential : ~~1.000~~ 2.44
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

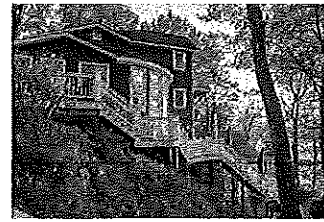
(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 40002.LAKESHORE

96 LAKESHORE DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-710-012-00 | 10/06/2021 40002 | 401 | 1,625,000 | 507,760 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 84 | 1,117,240 | 341,161 | 3.275 |

1861 \$



3079 LAKESHORE DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-017-098-00 | 12/09/2020 40002 | 401 | 2,000,000 | 621,933 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 69 | 1,378,067 | 762,282 | 1.808 |

2 yr Adj. 2,480,000

1,858,067

2.438

Big house
NEEDS WORK



252 LAKESHORE DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-710-001-00 | 10/16/2020 40002 | 401 | 470,000 | 305,750 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 57 | 164,250 | 91,973 | 1.786 |

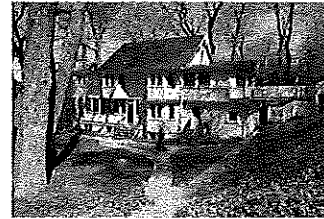
Permit
work



130 LAKESHORE DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-710-009-00 | 08/25/2020 40002 | 401 | 1,855,000 | 816,022 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2.5 STORY | 69 | 1,038,978 | 335,931 | 3.093 |

3529 \$
elder home



Neighborhoods Used: 40002.LAKESHORE

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

# Valid # Invalid      Coefficient of      Coefficient of      Price Related
  Sales   Sales      Dispersion (%)      Variation (%)      Differential
      4       0          14.26           17.90           1.055
After Application of E.C.F.s  9.64           13.85           0.990
    
```

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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            2.261( 2)   2.261( 2)   2.261( 2)   2.261( 2)   2.261( 2)   2.261( 2)
2 STORY CONDO      1.000( 0)   1.000( 0)   1.000( 0)   1.000( 0)   1.000( 0)   1.000( 0)
2.5 STORY           3.093( 1)   3.093( 1)   3.093( 1)   3.093( 1)   3.093( 1)   3.093( 1)
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               1.786( 1)   1.786( 1)   1.786( 1)   1.786( 1)   1.786( 1)   1.786( 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)
                   1.000( 0)   1.000( 0)   1.000( 0)   1.000( 0)   1.000( 0)   1.000( 0)
    
```

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Single Family E.C.F. : 2.415 (4)
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: 08/01/2020
Ending Date:  09/01/2023
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): 40002 - LAKESHORE
    
```

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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
    
```

Lakeshore sales

| Property | Sales Date | Sale Price | Lake Frontage | House Sq. Ft. | LL Finish |
|-----------------------|------------|-------------------------------|-----------------------|---------------|-----------|
| 96 Lakeshore Dr | 10/6/2021 | \$ 1,625,000 | 50 ff <i>\$577</i> | 1861 sf | 620 sf |
| 2975 Lakeshore Dr | 2/1/2022 | \$ 3,600,000 | 135 ff <i>\$2854</i> | 7110 sf | 1896 sf |
| 2508 Lakeshore Dr | 1/7/2022 | \$ 3,400,000 <i>*</i> | 106 ff <i>\$16644</i> | 3297 sf | 1800 sf |
| 3438 Riverside Dr | 6/9/2022 | \$ 3,600,000 | 107 ff <i>\$4964</i> | 5100 sf | Unfin |
| 2955 Lakeshore Dr | 10/21/2022 | \$ 1,795,000 <i>* 1.8</i> | 100 ff <i>\$2770</i> | 2502 sf | 1268 sf |
| 2244 Lakeshore Dr | 4/27/2023 | \$ 2,947,500 <i>*</i> | 105 ff <i>\$7384</i> | 2365 sf | 1954 sf |
| 2192-A Lakeshore Dr | 3/15/2023 | \$ 2,860,000 | 108 ff <i>\$2730</i> | 5955 sf | 2041 sf |
| 4695 Indianapolis Ave | 10/4/2022 | \$ 1,599,900 <i>*</i> | 65 ff <i>\$3584</i> | 2442 sf | 778 sf |

E.C.F.s for Neighborhood: 40003 'DOUGLAS NORTHWEST'

Residential : 1.620
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 | 1.79 |
| 1+ | 1.94 |
| 1.25 sk | 1.94 |
| 1.50 sk | 1.99 |
| 1.75 sk | 1.80 |
| 2 sk | 1.99 |

Neighborhoods Used: 40003.DOUGLAS NORTHWEST

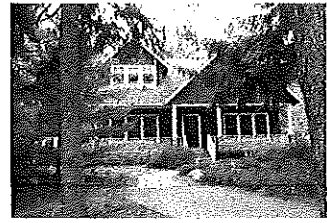
743 GOLFVIEW DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|---------------|---------------|----------|---------------|--------------|
| 59-450-014-00 | 06/05/2023 | 40003 | 785,000 | 174,851 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | RANCH | 72 | 610,149 | 340,588 |



597 CAMPBELL RD

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|---------------|---------------|----------|---------------|--------------|
| 59-017-037-11 | 05/12/2023 | 40003 | 969,000 | 167,396 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1.75 STORY | 73 | 801,604 | 395,161 |



611 CAMPBELL RD

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|---------------|---------------|----------|---------------|--------------|
| 59-017-010-00 | 02/24/2023 | 40003 | 800,000 | 143,869 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1.5 STORY | 75 | 656,131 | 293,476 |



823 CAMPBELL RD

2022

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|---------------|---------------|----------|---------------|--------------|
| 59-400-001-00 | 11/04/2022 | 40003 | 949,000 | 221,325 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1.75 STORY | 79 | 727,675 | 405,146 |



298 MC VEA DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|---------------|---------------|----------|---------------|--------------|
| 59-450-004-00 | 10/21/2022 | 40003 | 679,000 | 157,222 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | RANCH | 86 | 521,778 | 296,433 |



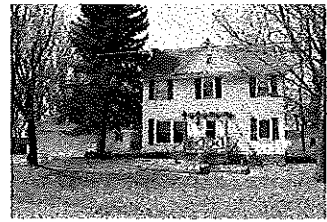
603 CAMPBELL RD

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|---------------|---------------|----------|---------------|--------------|
| 59-017-039-10 | 08/24/2022 | 40003 | 723,500 | 153,040 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1.25 STORY | 74 | 570,460 | 286,718 |



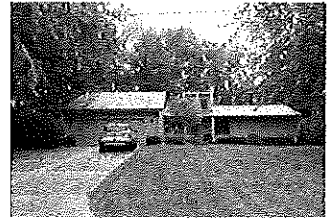
118 CHESTNUT LANE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|---------------|---------------|----------|---------------|--------------|
| 59-050-008-00 | 07/29/2022 | 40003 | 684,000 | 155,506 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 2 STORY | 64 | 528,494 | 221,888 |



745 GOLFVIEW DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|---------------|---------------|----------|---------------|--------------|
| 59-450-013-00 | 06/29/2022 | 40003 | 697,500 | 159,189 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | RANCH | 72 | 538,311 | 290,784 |



Neighborhoods Used: 40003.DOUGLAS NORTHWEST

2021

609 CAMPBELL RD

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-017-039-00 | 08/23/2021 40003 | 401 | 600,000 | 184,970 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 71 | 415,030 | 369,105 | 1.124 |



Major
remodel
After
Sale

E.C.F.s for Neighborhood: 40004 'DOUGLAS CENTRAL WEST'

| 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 | } 1.35 | 1.250 | 1.250 | 1.250 | 1.250 | 1.250 | 1.250 |
| 1.5 STORY | | 1.250 | 1.250 | 1.250 | 1.250 | 1.250 | 1.250 |
| 1.75 STORY | | 1.250 | 1.250 | 1.250 | 1.250 | 1.250 | 1.250 |
| 2 STORY | | 1.250 | 1.250 | 1.250 | 1.250 | 1.250 | 1.250 |
| 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 | } 1.20 | 1.140 | 1.140 | 1.140 | 1.140 | 1.140 | 1.140 |
| DUPLEX/4 PLEX | | 1.140 | 1.140 | 1.140 | 1.140 | 1.140 | 1.140 |
| 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 | 1.21 | 1.150 | 1.150 | 1.150 | 1.150 | 1.150 | 1.150 |
| 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 | 1.40 | 1.200 | 1.200 | 1.200 | 1.200 | 1.200 | 1.200 |

Town Homes/Duplexes : 1.047
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.940
 Industrial Bldgs : 0.690

(Optional) Gross Rate Multipliers

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

Neighborhoods Used: 40004.DOUGLAS CENTRAL WEST

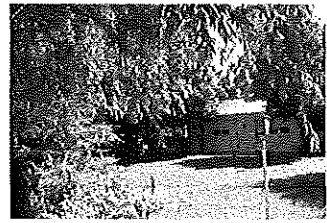
101 S FERRY ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------------|------------------|--------------|---------------|--------------|--------|
| 59-016-058-00 | 10/21/2022 40004 | 401 | 340,000 | 129,425 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 68 | 196,114 | 100,397 | 1.953 |
| Agricultural Buildings | ResidualValue | CostByManual | E.C.F. | | |
| | 14461 | 7403 | 1.953 | | |



297 W CENTER ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-350-013-10 | 09/28/2022 40004 | 401 | 340,000 | 132,928 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 72 | 207,072 | 186,932 | 1.108 |



99 S FERRY ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-016-059-10 | 07/08/2022 40004 | 401 | 515,000 | 99,384 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 77 | 415,616 | 343,079 | 1.211 |



340 W FREMONT ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|-----------------------|------------------|----------|---------------|--------------|--------|
| 59-350-010-00 | 04/18/2022 40004 | 401 | 520,000 | 219,732 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 87 | 300,268 | 248,736 | 1.207 |
| !!MULTI-PARCEL SALE!! | | | | | |



15 N FERRY ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-016-030-00 | 12/29/2021 40004 | 401 | 799,000 | 83,109 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 97 | 715,891 | 533,437 | 1.342 |

2021



186 ST PETERS DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|-----------------------|------------------|----------|---------------|--------------|--------|
| 59-750-007-00 | 06/23/2021 40004 | 401 | 535,000 | 206,203 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.5 STORY | 62 | 328,797 | 243,846 | 1.348 |
| !!MULTI-PARCEL SALE!! | | | | | |



16 N FERRY ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-017-031-31 | 06/15/2021 40004 | 401 | 925,000 | 154,559 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 86 | 770,441 | 805,701 | 0.956 |



438 W FREMONT ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-350-005-00 | 05/14/2021 40004 | 401 | 750,000 | 90,246 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 83 | 659,754 | 556,850 | 1.185 |



Neighborhoods Used: 40004.DOUGLAS CENTRAL WEST

Statistics for this Analysis

| # Valid Sales | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| 8 | 2 | 8.30 | 11.15 | 0.985 |
| After Application of E.C.F.s | | | | |
| | | 7.61 | 11.61 | 0.981 |

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 | 1.348(1) | 1.348(1) | 1.348(1) | 1.348(1) | 1.348(1) | 1.348(1) |
| 1.75 STORY | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| 2 STORY | 1.185(1) | 1.185(1) | 1.185(1) | 1.185(1) | 1.185(1) | 1.185(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 | 1.175(6) | 1.175(6) | 1.175(6) | 1.175(6) | 1.175(6) | 1.175(6) |
| 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. : 1.190 (8)
- Mobile Home E.C.F. : 1.000 (0)
- Town Home E.C.F. : 1.000 (0)
- Agricultural E.C.F. : 1.953 (1)
- Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
Ending Date: 08/22/2023
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): 40004 - DOUGLAS CENTRAL WEST

| | |
|-----------------------------|-------------------------------------|
| 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: 40005 'DOUGLAS CENTRAL EAST'

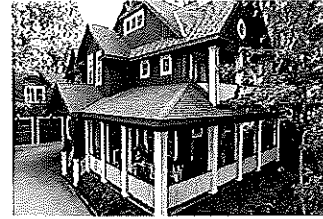
| Style: | %Good: | 100-91 | 90-81 | 80-71 | 70-61 | 60-51 | 50-0 |
|---------------|--------|--------|-------|-------|-------|-------|-------|
| 1+ STORY | | 1.450 | 1.450 | 1.450 | 1.450 | 1.450 | 1.450 |
| 1.25 STORY | | 1.450 | 1.450 | 1.450 | 1.450 | 1.450 | 1.450 |
| 1.5 STORY | 1.65 | 1.450 | 1.450 | 1.450 | 1.450 | 1.450 | 1.450 |
| 1.75 STORY | | 1.450 | 1.450 | 1.450 | 1.450 | 1.450 | 1.450 |
| 2 STORY | 1.70 | 1.500 | 1.500 | 1.500 | 1.500 | 1.500 | 1.500 |
| 2 STORY CONDO | | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 2.5 STORY | 1.55 | 1.450 | 1.450 | 1.450 | 1.450 | 1.450 | 1.450 |
| 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 | | 1.450 | 1.450 | 1.450 | 1.450 | 1.450 | 1.450 |
| RANCH | 1.50 | 1.350 | 1.350 | 1.350 | 1.350 | 1.350 | 1.350 |
| 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: 0.850
 Mobile Homes : 1.000
 Agricultural Bldgs : 0.850
 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: 40005.DOUGLAS CENTRAL EAST

| | | | | | | |
|---------------|---------------|----------|---------------|--------------|---------|--|
| 111 W WALL ST | | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 59-551-005-00 | 05/05/2023 | 40005 | 401 | 1,460,000 | 150,381 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 2 STORY | 84 | 1,309,619 | 738,436 | 1.774 | |



| | | | | | | |
|----------------|---------------|----------|---------------|--------------|---------|--|
| 101 S UNION ST | | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 59-150-048-00 | 12/27/2022 | 40005 | 401 | 351,000 | 141,396 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | RANCH | 60 | 209,604 | 119,209 | 1.758 | |

2022



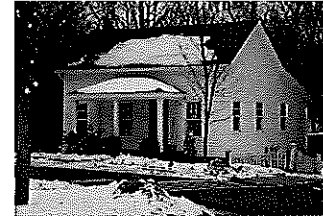
| | | | | | | |
|---------------|---------------|----------|---------------|--------------|---------|--|
| 42 N UNION ST | | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 59-501-003-00 | 11/10/2022 | 40005 | 401 | 975,000 | 193,426 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 1.5 STORY | 78 | 781,574 | 533,033 | 1.466 | |

1.579



| | | | | | | |
|---------------|---------------|----------|---------------|--------------|---------|--|
| 10 W WALL ST | | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 59-100-032-00 | 10/28/2022 | 40005 | 401 | 529,000 | 139,592 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 1.5 STORY | 76 | 389,408 | 153,271 | 2.541 | |

7.



| | | | | | | |
|-------------------|---------------|----------|---------------|--------------|---------|--|
| 212 W RANDOLPH ST | | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 59-016-046-00 | 10/05/2022 | 40005 | 401 | 550,000 | 219,061 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | RANCH | 69 | 330,939 | 189,114 | 1.750 | |



| | | | | | | |
|--------------------|---------------|----------|---------------|--------------|---------|--|
| 89 S WASHINGTON ST | | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 59-150-038-00 | 09/02/2022 | 40005 | 401 | 1,175,000 | 178,468 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 2 STORY | 72 | 996,532 | 471,084 | 2.115 | |

not listed



| | | | | | | |
|---------------------|---------------|----------|---------------|--------------|---------|--|
| 112 N WASHINGTON ST | | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 59-016-003-10 | 06/30/2022 | 40005 | 401 | 800,000 | 160,911 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 1.5 STORY | 80 | 639,089 | 387,377 | 1.650 | |



| | | | | | | |
|----------------|---------------|----------|---------------|--------------|---------|--|
| 47 RANDOLPH ST | | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 59-250-010-00 | 05/27/2022 | 40005 | 401 | 575,000 | 131,186 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | RANCH | 73 | 443,814 | 211,021 | 2.103 | |



Neighborhoods Used: 40005.DOUGLAS CENTRAL EAST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 61 E RANDOLPH ST | 05/09/2022 | 40005 | 520,000 | 115,571 | |
| 59-150-058-00 | | 401 | | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.75 STORY | 70 | 404,429 | 224,445 | 1.802 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 121 W FREMONT ST | 04/11/2022 | 40005 | 400,000 | 174,420 | |
| 59-503-006-00 | | 401 | | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 66 | 225,580 | 174,439 | 1.293 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|-------------------|---------------|----------|---------------|--------------|--------|
| 210 W RANDOLPH ST | 09/28/2021 | 40005 | 899,000 | 197,321 | |
| 59-016-046-10 | | 401 | | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 93 | 701,679 | 534,862 | 1.312 |

2021

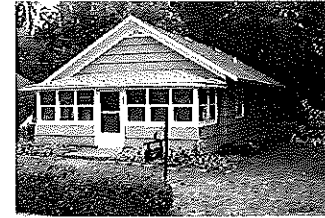


| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|---------------|----------|---------------|--------------|--------|
| 111 W WALL ST | 09/07/2021 | 40005 | 1,295,000 | 150,381 | |
| 59-551-005-00 | | 401 | | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 84 | 1,144,619 | 738,436 | 1.550 |

Resold 5/2023 1,774



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|----------------|---------------|----------|---------------|--------------|--------|
| 49 RANDOLPH ST | 08/12/2021 | 40005 | 285,000 | 184,800 | |
| 59-250-011-00 | | 401 | | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 60 | 100,200 | 80,094 | 1.251 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|----------------|---------------|----------|---------------|--------------|--------|
| 156 S UNION ST | 07/12/2021 | 40005 | 525,000 | 159,837 | |
| 59-016-053-10 | | 401 | | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 80 | 365,163 | 204,607 | 1.785 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------------|---------------|----------|---------------|--------------|--------|
| 112 N WASHINGTON ST | 06/07/2021 | 40005 | 685,000 | 160,911 | |
| 59-016-003-10 | | 401 | | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.5 STORY | 80 | 524,089 | 387,377 | 1.353 |

Resold \$800,000 4/2022

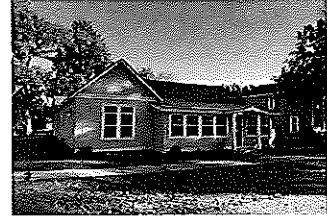


| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|----------------|---------------|----------|---------------|--------------|--------|
| 31 N SPRING ST | 06/07/2021 | 40005 | 525,000 | 90,737 | |
| 59-100-023-50 | | 401 | | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 83 | 434,263 | 281,246 | 1.544 |



Neighborhoods Used: 40005.DOUGLAS CENTRAL EAST

| | | | | | | |
|---------------|------------------|----------|---------------|--------------|--------|--|
| 68 W WALL ST | | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 59-100-037-00 | 05/28/2021 40005 | 401 | 390,000 | 149,053 | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | RANCH | 80 | 240,947 | 197,409 | 1.221 | |



E.C.F.s for Neighborhood: 40006 'DOUGLAS SOUTHEAST'

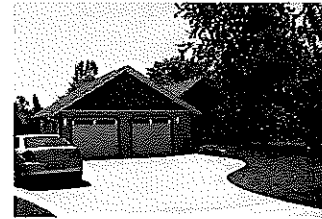
| Style: | %Good: | 100-91 | 90-81 | 80-71 | 70-61 | 60-51 | 50-0 |
|---------------|--------|--------|-------|-------|-------|-------|-------|
| 1+ STORY | | 1.140 | 1.140 | 1.140 | 1.140 | 1.140 | 1.140 |
| 1.25 STORY | 1.25 | 1.180 | 1.180 | 1.180 | 1.180 | 1.180 | 1.180 |
| 1.5 STORY | | 1.180 | 1.180 | 1.180 | 1.180 | 1.180 | 1.180 |
| 1.75 STORY | 1.33 | 1.180 | 1.180 | 1.180 | 1.180 | 1.180 | 1.180 |
| 2 STORY | | 1.230 | 1.230 | 1.230 | 1.230 | 1.230 | 1.230 |
| 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 | 1.32 | 1.220 | 1.220 | 1.220 | 1.220 | 1.220 | 1.220 |
| DUPLEX/4 PLEX | 1.24 | 1.140 | 1.140 | 1.140 | 1.140 | 1.140 | 1.140 |
| 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 | 1.55 | 1.350 | 1.350 | 1.350 | 1.350 | 1.350 | 1.350 |
| 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 | 1.24 | 1.140 | 1.140 | 1.140 | 1.140 | 1.140 | 1.140 |

Town Homes/Duplexes: 1.042
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.950
Industrial Bldgs : 0.690

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

Neighborhoods Used: 40006.DOUGLAS SOUTHEAST

| | | | | | |
|----------------|------------------|----------|---------------|--------------|--------|
| 201 W WILEY RD | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
| 59-021-011-00 | 10/25/2022 40006 | 401 | 555,000 | 85,760 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 83 | 469,240 | 226,865 | 2.068 |



| | | | | | |
|----------------|------------------|----------|---------------|--------------|--------|
| 266 W WILEY RD | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
| 59-016-082-00 | 07/13/2022 40006 | 401 | 325,000 | 60,533 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 74 | 264,467 | 77,426 | 3.416 |



| | | | | | |
|----------------|------------------|----------|---------------|--------------|--------|
| 160 W WILEY RD | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
| 59-016-088-00 | 04/29/2022 40006 | 001 | 410,000 | 87,659 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.5 STORY | 69 | 322,341 | 280,755 | 1.148 |

Split

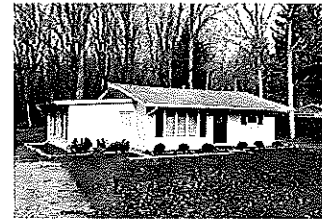


| | | | | | |
|----------------|------------------|----------|---------------|--------------|--------|
| 327 S WATER ST | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
| 59-016-108-31 | 02/08/2022 40006 | 401 | 750,000 | 125,988 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.5 STORY | 83 | 624,012 | 505,375 | 1.235 |



2021

| | | | | | |
|----------------|------------------|----------|---------------|--------------|--------|
| 270 W WILEY RD | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
| 59-016-083-00 | 09/10/2021 40006 | 401 | 300,000 | 60,000 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 88 | 240,000 | 124,593 | 1.926 |



| | | | | | |
|----------------|------------------|----------|---------------|--------------|--------|
| 179 W WILEY RD | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
| 59-021-009-00 | 08/20/2021 40006 | 401 | 312,500 | 60,000 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 82 | 252,500 | 338,092 | 0.747 |

Construction



| | | | | | |
|----------------|------------------|----------|---------------|--------------|--------|
| 440 S WATER ST | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
| 59-016-104-00 | 07/09/2021 40006 | 401 | 365,000 | 85,529 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 80 | 279,471 | 157,721 | 1.772 |



| | | | | | |
|----------------|------------------|----------|---------------|--------------|--------|
| 169 E WILEY RD | | | | | |
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
| 59-021-003-12 | 06/11/2021 40006 | 401 | 249,900 | 64,137 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 77 | 185,763 | 201,358 | 0.923 |

modular

1.025



E.C.F.s for Neighborhood: 40007 'RIVERCREST'

| | | |
|---------------------|---------|-------------|
| Residential | : 1.030 | <i>1.07</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: 40007.RIVERCREST

946,000

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-016-120-00 | 07/09/2021 40007 | 401 | 860,000 | 169,752 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.5 STORY | 83 | 690,248 | 726,311 | 0.950 |



10% time Adj'

776,248

1.068

Neighborhoods Used: 40007.RIVERCREST

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

| # Valid Sales | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| 1 | 0 | 0.00 | 0.00 | 1.000 |
| After Application of E.C.F.s | | | | |
| | | 0.00 | 0.00 | 1.000 |

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

| * Style * | 91.1100 | 81.190 | 71.180 | 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 | 0.950(1) | 0.950(1) | 0.950(1) | 0.950(1) | 0.950(1) | 0.950(1) |
| 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 | 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) |
| | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |

Single Family E.C.F. : 0.950 (1)
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: 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): 40007 - RIVERCREST

| | |
|-----------------------------|-------------------------------------|
| 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: 40008 'KALAMAZOO RIVER'

Residential : ~~1.300~~ 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: 40008.KALAMAZOO RIVER

31 N WATER ST LOT 7

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|-------------------------|------------------|--------------|---------------|--------------|--------|
| 59-100-002-00 | 05/19/2023 40008 | 402 | 1,800,000 | 1,219,168 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | | 49 | 497,993 | 256,377 | 1.942 |
| Agricultural Buildings: | ResidualValue | CostByManual | E.C.F. | | |
| | 82839 | 42647 | 1.942 | | |

!!MULTI-PARCEL SALE!!



89 S WATER ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-150-079-00 | 12/07/2021 40008 | 401 | 700,000 | 134,823 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.5 STORY | 77 | 565,177 | 448,750 | 1.259 |

742,000
6 to time adj
607,177
1.35



224 RIVERVIEW DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-016-111-50 | 08/25/2021 40008 | 401 | 720,300 | 148,186 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.75 STORY | 81 | 572,114 | 474,093 | 1.207 |

792,330
10 to time adj.
644,144
1.35



E.C.F.s for Neighborhood: 40010 'BED & BREAKFAST'

| | | |
|---------------------|---------|------|
| Residential | : 1.070 | 1.28 |
| Town Homes/Duplexes | : 1.090 | 1.28 |
| 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: 40010.BED & BREAKFAST

955 W CENTER ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-210-001-01 | 07/19/2022 40010 | 401 | 925,000 | 293,855 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Duplex | DUPLEX/4 PLEX | 88 | 631,145 | 472,548 | 1.336 |



Neighborhoods Used: 40010.BED & BREAKFAST

Statistics for this Analysis

Table with columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 0.00, 1.000, etc.

Economic Condition Factor Estimates (# of data points)

Table listing various building styles (e.g., 1+ STORY, DUPLEX/4 PLEX) and their corresponding ECF estimates ranging from 0.50 to 91.100.

- Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.336 (1)
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: 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): 40010 - BED & BREAKFAST

Table with 2 columns: Max # of Res./Ag./C/I Buildings and Minimum/Maximum E.C.F. (Residential/Agricultural/Commercial) with values like 10, 30, 0.10, 4.00, etc.

E.C.F.s for Neighborhood: 40210 'FELKER'S LAKE AREA'

Residential : ~~1.420~~ 1.51
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: 40210.FELKER'S LAKE AREA

6909 SECOND ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|---------------------------|
| 59-210-024-00 | 06/28/2022 40210 | 401 | 849,000 | 206,086 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.5 STORY | 80 | 642,914 | 352,782 | 1.822 1.795 |



3048 PARK DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|------------------|----------|---------------|--------------|--------|
| 59-220-002-00 | 11/02/2021 40210 | 401 | 530,000 | 125,132 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.75 STORY | 82 | 404,868 | 286,311 | 1.414 |



*time adjust 5 months - mid story
5% \$556,500 1.506 ECF*

Neighborhoods Used: 40210.FELKER'S LAKE AREA

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

| # Valid Sales | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| 2 | 14 | 7.60 | 11.64 | 1.019 |
| 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 | 1.822(1) | 1.822(1) | 1.822(1) | 1.822(1) | 1.822(1) | 1.822(1) |
| 1.75 STORY | 1.414(1) | 1.414(1) | 1.414(1) | 1.414(1) | 1.414(1) | 1.414(1) |
| 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 | 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) |

Single Family E.C.F. : 1.639 (2)
 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): 40210 - FELKER'S LAKE AREA

| | |
|-----------------------------|-------------------------------------|
| 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: 46000 'RESIDENTIAL DEVELOPABLE'

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

Land only

(Optional) Gross Rate Multipliers

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