

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

Residential : 1.420
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

Loft - 1.50

Ranch Condo - 1.70

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ECF Analysis for: 59 - DOUGLAS CITY

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DB: Douglas 2025

Neighborhoods Used: 40015.DOWNTOWN CONDOS

29 N SPRING ST 7

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-560-007-00	04/24/2024 40015	401	299,999	75,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	LOFT APT	85	224,999	90,939	2.474

Ranch Condo



150 W CENTER ST J

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-130-010-00	11/28/2023 40015	401	350,000	80,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	LOFT APT	83	270,000	187,547	1.440



Parcel Groups

() 130's*

994# - 1586 #

560's

600# - 1067 #

() 720's*

1002# - 1261 #

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: 40040 'AMITY/FRIENDSHIP CONDOS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1+ STORY		1.250	1.250	1.250	1.250	1.250	1.250
1.25 STORY		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		1.250	1.250	1.250	1.250	1.250	1.250
2.5 STORY		1.250	1.250	1.250	1.250	1.250	1.250
3 STORY		1.250	1.250	1.250	1.250	1.250	1.250
BI-LEVEL		1.250	1.250	1.250	1.250	1.250	1.250
DUPLEX/4 PLEX		1.250	1.250	1.250	1.250	1.250	1.250
LOFT APT		1.250	1.250	1.250	1.250	1.250	1.250
MULTI STORY		1.250	1.250	1.250	1.250	1.250	1.250
RANCH	1.26	1.190	1.190	1.190	1.190	1.190	1.190
RANCH CONDO	1.58	1.380	1.380	1.380	1.380	1.380	1.380
TOWNHOUSE		1.250	1.250	1.250	1.250	1.250	1.250
TRI-LEVEL		1.250	1.250	1.250	1.250	1.250	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

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ECF Analysis for: 59 - DOUGLAS CITY

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DB: Douglas 2025

Neighborhoods Used: 40040.AMITY/FRIENDSHIP CONDOS

477 AMITY ST 22

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-260-022-00	05/21/2024 40040	401	355,000	63,138
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH CONDO	64	291,862	181,514
				E.C.F. 1.608



437 AMITY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-045-001-00	07/07/2023 40040	401	319,000	70,107
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	248,893	217,090
				E.C.F. 1.146



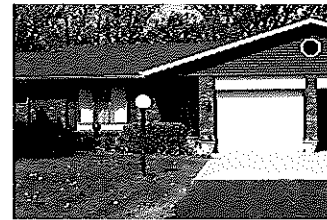
471 AMITY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-040-003-00	06/09/2023 40040	401	354,000	68,830
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH CONDO	69	285,170	157,464
				E.C.F. 1.811



482 AMITY ST 15

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-260-015-00	01/06/2023 40040	401	305,000	63,138
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH CONDO	64	241,862	147,212
				E.C.F. 1.643



435 AMITY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-045-002-00	08/08/2022 40040	401	332,000	70,745
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	261,255	226,530
				E.C.F. 1.153



487 AMITY ST 11

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-260-011-00	07/28/2022 40040	401	375,000	63,138
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH CONDO	68	311,862	185,776
				E.C.F. 1.679



460 AMITY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-040-023-00	07/25/2022 40040	401	405,000	70,107
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH CONDO	76	334,893	230,565
				E.C.F. 1.452



447 AMITY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-040-018-00	05/27/2022 40040	401	325,000	68,830
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH CONDO	72	256,170	183,450
				E.C.F. 1.396



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: 40060 'BEACON COURT CONDOS'

Residential	: 1.280	
Town Homes/Duplexes	: 1.540	1.90
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	80,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	2 STORY CONDO	75	349,000	181,610	1.922	



110 N WASHINGTON ST C						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-060-003-00		08/25/2023	40060	401	448,000	80,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	2 STORY CONDO	75	368,000	184,838	1.991	



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<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	1.53	2.20	1.000
After Application of E.C.F.s		1.43	2.05	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	1.000(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	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. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.957 (2)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
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Starting Date: 04/01/2022

Ending Date: 06/01/2024

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): 40060 - BEACON COURT 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: 40075 'CENTER PARK PLACE CONDO'

Residential	: 1.140	
Town Homes/Duplexes	: 1.750	2.00
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

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ECF Analysis for: 59 - DOUGLAS CITY

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DB: Douglas 2025

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	63,055	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH CONDO	73	246,945	103,075	2.396



Neighborhoods Used: 40075.CENTER PARK PLACE CONDO

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<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
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# 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..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	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.	:	1.000	(0)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	2.396	(1)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

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

Starting Date: 04/01/2022

Ending Date: 06/01/2024

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): 40075 - CENTER PARK PLACE CONDO

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: 40080 'CIDER HILL CONDOS'

Residential : ~~1.000~~ 1.16
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

During 2 year sales period

4/1/2022 - 3/31/2024

USED time ADJUSTED 2020 sale for ECF

Neighborhoods Used: 40080.CIDER HILL CONDOS

12 CIDER HILL LANE					461,500	
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-080-012-00		07/15/2020	40080	401	355,000	72,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	80	282,500	334,134	0.845	
30% time Adj.			389,000	1.164		



NBHD Adjustment Report

Parcel Number	Style	NBHD	Yr Blt	Sq. Ft.	Class	TCV	Prev MBOR	SEV	% Change
59-080-001-00	1.5 STORY	40080	81	1543	B 00	438,144	222,700	219,100	-1.617
	\$348,000 5/2017					\$236 4			
59-080-002-00	1.5 STORY	40080	81	1543	B 00	433,192	220,200	216,600	-1.635
						\$234 4			
59-080-003-00	1.5 STORY	40080	79	1543	B 00	427,276	217,200	213,600	-1.657
	\$330,000 8/2019					\$230 4			
59-080-004-00	1.5 STORY	40080	81	1543	B 00	432,259	219,700	216,100	-1.639
						\$233 4			
59-080-005-00	1.5 STORY	40080	83	1543	B 00	434,465	220,700	217,200	-1.586
						\$235 4			
59-080-006-00	1.5 STORY	40080	79	1616	B 00	401,994	204,300	201,000	-1.615
						\$204 4			
59-080-007-00	1.5 STORY	40080	78	1616	B 00	432,927	220,000	216,500	-1.591
						\$217 4			
59-080-008-00	1.5 STORY	40080	78	1616	B 00	421,402	214,100	210,700	-1.588
						\$209 4			
59-080-009-00	1.5 STORY	40080	79	1616	B 00	428,462	217,800	214,200	-1.653
						\$220 4			
59-080-010-00	1.5 STORY	40080	82	1543	B 00	430,248	218,600	215,100	-1.601
						\$232 4			
59-080-011-00	1.5 STORY	40080	80	1543	B 00	421,525	214,200	210,800	-1.587
						\$226 4			
59-080-012-00	1.5 STORY	40080	80	1543	B 00	433,365	220,300	216,700	-1.634
	\$355,000 7/2020 - 30% time Adj. \$461,500					\$234 4			
59-080-013-00	1.5 STORY	40080	81	1543	B 00	427,696	217,300	213,800	-1.611
						\$230 4			
59-080-014-00	1.5 STORY	40080	81	1543	B 00	427,616	217,300	213,800	-1.611
						\$230 4			
Data Label									
				3,044,400		2,995,200			

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	1.45	1.350	1.350	1.350	1.350	1.350	1.350
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	1.40	1.300	1.300	1.300	1.300	1.300	1.300
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

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ECF Analysis for: 59 - DOUGLAS CITY

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Neighborhoods Used: 40090.DOUGLAS COVE CONDOS

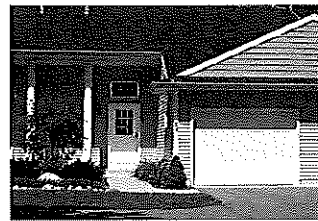
83 DOUGLAS COVE

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	79	180,000	138,422	1.300

+ 6%

243,800
193,800

1.40



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: 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	1.40	1.320	1.320	1.320	1.320	1.320	1.320
2 STORY CONDO	1.48	1.410	1.410	1.410	1.410	1.410	1.410
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	1.37	1.270	1.270	1.270	1.270	1.270	1.270
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

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ECF Analysis for: 59 - DOUGLAS CITY

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Neighborhoods Used: 40120.DOUGLAS HARBOR VILLAGE CONDOS

210 GARDEN TERRACE A (17)

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-120-017-00	10/05/2023 40120	401	750,000	120,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	82	630,000	441,832
				E.C.F. 1.426



160 KEEWATIN WAY C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-121-008-00	05/19/2023 40120	401	550,000	87,063
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY CONDO	83	462,937	329,453
				E.C.F. 1.405



211 GARDEN TERRACE C (13)

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-120-013-00	12/01/2022 40120	401	405,000	82,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	322,500	256,853
				E.C.F. 1.256

+12% 453,600 371,100 1.44



211 GARDEN TERRACE C (13)

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-120-013-00	10/19/2022 40120	401	401,000	82,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	318,500	256,853
				E.C.F. 1.240

+12% 449,120 366,620 1.42



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:	1.750	2.10
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

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ECF Analysis for: 59 - DOUGLAS CITY

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Neighborhoods Used: 40125.DOUGLAS TOWNHOMES

39 ELLIS ST 1

Parcel Number

59-125-001-00

Occupancy

Town Home

** Valid Sale	** Class	AdjSalePrice	LandValue
01/16/2024 40125 401		300,000	61,679
%Good	ResidualValue	CostByManual	E.C.F.
76	238,321	89,977	2.649



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: 40360 'HIDDEN LAKES/WATERS CONDOS'

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

1.25

(Optional) Gross Rate Multipliers

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

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ECF Analysis for: 59 - DOUGLAS CITY

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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	85,351	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	77	384,649	307,574	1.251



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: 40465 'MEADOWARGUS CONDOS'

Residential : 0.820
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

92

(Optional) Gross Rate Multipliers

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

NBHD Adjustment Report

Parcel Number	Style	NBHD	Yr Blt	Sq. Ft.	Class	TCV	Prev MBOR	SEV	% Change
59-465-001-00		40465	0			53,200	23,800	26,600	11.765
59-465-002-00	2 STORY	40465	79	2661	B 10	450,628 \$151 ϕ	226,100	225,300	-0.354
59-465-003-00		40465	0			56,000	25,000	28,000	12.000
59-465-004-00	RANCH <i>Partial Cons.</i>	40465	62	1610	B 00	244,544	120,900	122,300	1.158
59-465-005-00		40465	0			56,000	25,000	28,000	12.000
59-465-006-00		40465	0			56,000	25,000	28,000	12.000
59-465-007-00		40465	0			56,000	25,000	28,000	12.000
59-465-008-00		40465	0			56,000	25,000	28,000	12.000
59-465-009-01	RANCH	40465	95	2412	B 20	705,695 \$205 ϕ	355,600	352,800	-0.787
	<i>\$599,000 3/2021 BP Fin Bon 2 2093 ϕ</i>						<i>\$292 ϕ New ECF</i>		
59-465-011-00		40465	0			56,000	25,000	28,000	12.000
59-465-012-00		40465	0			56,000	25,000	28,000	12.000
59-465-013-00		40465	0			56,000	25,000	28,000	12.000
59-465-014-00		40465	0			56,000	25,000	28,000	12.000
Data Label				951,400		979,000			

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1+ STORY		1.440	1.440	1.440	1.440	1.440	1.440
1.25 STORY		1.440	1.440	1.440	1.440	1.440	1.440
1.5 STORY		1.440	1.440	1.440	1.440	1.440	1.440
1.75 STORY		1.440	1.440	1.440	1.440	1.440	1.440
2 STORY		1.440	1.440	1.440	1.440	1.440	1.440
2 STORY CONDO		1.440	1.440	1.440	1.440	1.440	1.440
2.5 STORY		1.440	1.440	1.440	1.440	1.440	1.440
3 STORY		1.440	1.440	1.440	1.440	1.440	1.440
BI-LEVEL		1.440	1.440	1.440	1.440	1.440	1.440
DUPLEX/4 PLEX		1.440	1.440	1.440	1.440	1.440	1.440
LOFT APT		1.440	1.440	1.440	1.440	1.440	1.440
MULTI STORY		1.440	1.440	1.440	1.440	1.440	1.440
RANCH		1.440	1.440	1.440	1.440	1.440	1.440
RANCH CONDO		1.440	1.480	1.480	1.480	1.480	1.480
TOWNHOUSE		1.440	1.440	1.440	1.440	1.440	1.440
TRI-LEVEL		1.440	1.440	1.440	1.440	1.440	1.440

1.515

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

320 S BLUE STAR HWY 28						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-510-028-00		03/25/2024		40510 401	388,000	67,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	82		321,000	175,521	1.829

+17,570
12 month
sale



320 S BLUE STAR HWY 28						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-510-028-00		03/15/2023		40510 401	330,000	67,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	82		263,000	175,521	1.498



320 S BLUE STAR HWY 26						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-510-026-00		03/01/2023		40510 401	325,000	67,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	82		258,000	175,521	1.470



320 S BLUE STAR HWY 33						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-510-033-00		09/19/2022		40510 401	320,000	69,166
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	92		250,834	193,961	1.293



320 S BLUE STAR HWY 34						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-510-034-00		09/06/2022		40510 401	380,000	67,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	92		313,000	202,263	1.547



320 S BLUE STAR HWY 28						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-510-028-00		06/29/2022		40510 401	325,000	67,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	82		258,000	175,521	1.470



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

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

```
    Starting Date: 04/01/2022
```

```
      Ending Date: 06/01/2024
```

```
    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): 40510 - NORTHERN LIGHTS 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: 40515 'N LIGHTS CONDO SMALL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		1.830	1.830	1.830	1.830	1.830	1.830
2 STORY		1.830	1.830	1.830	1.830	1.830	1.830
1.75 STORY		1.830	1.830	1.830	1.830	1.830	1.830
1.5 STORY		1.830	1.830	1.830	1.830	1.830	1.830
1.25 STORY		1.830	1.830	1.830	1.830	1.830	1.830
1+ STORY		1.830	1.830	1.830	1.830	1.830	1.830
TRI-LEVEL		1.830	1.830	1.830	1.830	1.830	1.830
BI-LEVEL		1.830	1.830	1.830	1.830	1.830	1.830
RANCH CONDO		1.800	1.800	1.800	1.800	1.800	1.800
2 STORY CONDO		1.830	1.830	1.830	1.830	1.830	1.830
TOWNHOUSE		1.830	1.830	1.830	1.830	1.830	1.830
DUPLEX/4 PLEX		1.830	1.830	1.830	1.830	1.830	1.830
2.5 STORY		1.830	1.830	1.830	1.830	1.830	1.830
3 STORY		1.830	1.830	1.830	1.830	1.830	1.830
LOFT APT		1.830	1.830	1.830	1.830	1.830	1.830
MULTI STORY		1.830	1.830	1.830	1.830	1.830	1.830

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

1.93

Neighborhoods Used: 40515.N LIGHTS CONDO SMALL

320 S BLUE STAR HWY 9						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-510-009-00		03/15/2024	40515	401	349,900	67,393
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH CONDO	73	282,507	122,811	2.300	



320 S BLUE STAR HWY 12						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-510-012-00		12/28/2022	40515	401	222,500	46,230
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	73	176,270	89,176	1.977	



320 S BLUE STAR HWY 5						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-510-005-00		12/20/2022	40515	401	217,500	45,863
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	73	171,637	89,589	1.916	



320 S BLUE STAR HWY 15						
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	73	173,000	97,953	1.766	



320 S BLUE STAR HWY 9						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-510-009-00		09/30/2022	40515	401	277,500	67,393
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH CONDO	73	210,107	122,811	1.711	



Sold 18 months
later 349,900
+26%

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: 40520 'PARKSIDE LANDING'

Residential : 0.920
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

,94

(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	89,725
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	91	360,275	396,518	0.909	



349 PARKSIDE LANE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-520-005-00		05/24/2023		40520 401	477,500	85,958
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	90	391,542	417,420	0.938	



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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	1.22	1.75	1.000
After Application of E.C.F.s		1.27	1.82	1.000

* 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	0.924(2)	0.924(2)	0.924(2)	0.924(2)	0.924(2)	0.924(2)
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. : 0.924 (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)

Starting Date: 04/01/2022
Ending Date: 06/01/2024
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

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

Residential : 1.570
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

1.85

(Optional) Gross Rate Multipliers

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

326 SINGAPORE CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-540-018-00	05/30/2024	40540 401	781,600	122,770		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	658,830	303,288	2.172	



320 SINGAPORE CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-540-012-00	09/29/2023	40540 401	800,000	122,770		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	677,230	278,747	2.430	



307 SINGAPORE CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-540-007-00	09/18/2023	40540 401	752,000	147,770		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	604,230	302,334	1.999	



308 SINGAPORE CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-540-008-00	11/11/2022	40540 401	555,000	147,770		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	407,230	243,037	1.676	



319 SINGAPORE CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-540-011-00	11/07/2022	40540 401	425,000	122,770		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	302,230	238,864	1.265	



309 SINGAPORE CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-540-009-00	05/02/2022	40540 401	600,000	147,770		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	452,230	300,760	1.504	



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: 40670 'THE BOARDWALK AT SWING BRIDGE'

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	1.74	1.660	1.660	1.660	1.660	1.660	1.660
2 STORY CONDO	1.61	1.610	1.610	1.610	1.610	1.610	1.610
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		0.000	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: 40670.THE BOARDWALK AT SWING BRIDGE

115 KEWATIN CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-011-00	02/23/2024 40670	401	795,000	150,708		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	92	644,292	352,092	1.830	

116174 CW .95



105 KEWATIN CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-010-00	12/13/2023 40670	401	795,000	150,708		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	92	644,292	395,737	1.628	

18694 CW .95



90 SWINGBRIDGE LANE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-009-00	09/14/2023 40670	401	815,000	150,683		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	97	664,317	369,162	1.800	



100 KEWATIN CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-016-00	08/17/2023 40670	401	647,000	135,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	89	512,000	316,808	1.616	



140 KEWATIN CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-012-00	06/16/2023 40670	401	772,500	135,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	91	637,500	386,270	1.650	



130 KEWATIN CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-013-00	02/27/2023 40670	401	657,000	135,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	91	522,000	332,849	1.568	



10 SWINGBRIDGE LANE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-001-00	08/01/2022 40670	401	745,000	153,426		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	88	591,574	339,173	1.744	



120 KEWATIN CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-670-014-00	06/16/2022 40670	401	685,000	135,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY CONDO	91	550,000	318,514	1.727	



Neighborhoods Used: 40670.THE BOARDWALK AT SWING BRIDGE

60 SWINGBRIDGE LANE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-670-006-00		05/13/2022		40670	401	765,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	95	615,000	354,444	1.735	



Page: 3/3
DB: Douglas 2025

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	0	3.05	3.89	1.002
After Application of E.C.F.s		3.09	3.79	1.002

* Style *	911.100	811.90	711.80	611.70	511.60	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	1.740(2)	1.740(2)	1.740(2)	1.740(2)	1.740(2)	1.740(2)
2 STORY CONDO	1.689(7)	1.689(7)	1.689(7)	1.689(7)	1.689(7)	1.689(7)
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.	:	1.700	(9)
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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Starting Date: 04/01/2022
Ending Date: 06/01/2024
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): 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	1.30	1.110	1.110	1.110	1.110	1.110	1.110
1.5 STORY	1.38	1.110	1.110	1.110	1.110	1.110	1.110
1.75 STORY	1.38	1.110	1.110	1.110	1.110	1.110	1.110
2 STORY	1.30	1.110	1.110	1.110	1.110	1.110	1.110
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		1.280	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: 1.000
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

709 WILDERNESS RIDGE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-760-012-00		09/03/2024	40760	401	975,000	143,770
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	90	831,230	587,336	1.415	



713 WILDERNESS RIDGE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-760-013-00		08/22/2024	40760	401	900,000	142,972
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	79	757,028	570,077	1.328	



48 WILDERNESS RIDGE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-760-037-00		08/20/2024	40760	401	1,200,000	131,707
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	82	1,068,293	597,253	1.789	



NBHD Adjustment Report

Parcel Number	Style	NBHD	Yr Blt	Sq. Ft.	Class	TCV	Prev MBOR	SEV	% Change
59-760-001-00	1.5 STORY <i>corr</i>	40760	72	3420	B 05	729,579	361,200	364,800	0.997
59-760-002-00	2 STORY ✓	40760	77	2614	B 10	702,312	347,100	351,200	1.181
59-760-003-00	1.5 STORY <i>corr</i>	40760	74	2720	B 10	710,816	351,500	355,400	1.110
59-760-004-00	2 STORY ✓	40760	77	3806	B 10	863,601	429,300	431,800	0.582
59-760-005-00	RANCH ✓	40760	76	2369	B 05	729,391	360,900	364,700	1.053
59-760-006-00	RANCH ✓	40760	79	2602	B 10	800,829	397,100	400,400	0.831
59-760-007-00	1.5 STORY <i>OK</i>	40760	77	2173	B 10	599,108	294,400	299,600	1.766
59-760-008-00	1.5 STORY <i>? maybe OK</i>	40760	76	2659	B 10	820,996	407,600	410,500	0.711
59-760-009-00	1.75 STORY <i>corr.</i>	40760	77	4426	B 05	852,410	423,600	426,200	0.614
59-760-010-00	1.5 STORY <i>OK</i>	40760	80	2452	B 10	739,661	365,900	369,800	1.066
59-760-011-00	RANCH ✓	40760	76	1880	B 00	699,682	339,300	343,400	1.208
59-760-012-00	2 STORY <i>corr</i>	40760	90	2960	B 10	845,910	508,000	423,000	0.669
59-760-013-00	1.5 STORY <i>OK</i>	40760	79	3663	B 10	775,757	384,400	387,900	0.911
59-760-014-00	RANCH	40760	73	1696	B 05	615,849	303,100	307,900	1.584
59-760-015-00	1.75 STORY <i>corr</i>	40760	75	1666	B 05	528,298	258,300	264,100	2.245
59-760-016-00	1.5 STORY <i>corr</i>	40760	73	2854	B 00	602,019	296,000	301,000	1.689
59-760-017-00	RANCH	40760	81	3078	B 10	887,949	441,500	444,000	0.566
59-760-018-00	1.75 STORY <i>OK</i>	40760	77	3072	B -10	654,573	322,600	327,300	1.457
59-760-019-00	1.5 STORY <i>OK</i>	40760	72	1872	B 15	595,973	293,000	298,000	1.706
59-760-020-00	1.5 STORY <i>OK</i>	40760	81	3121	B 20	858,680	426,500	429,300	0.657
59-760-021-00	RANCH	40760	81	2040	B -10	661,617	326,000	330,800	1.472

Parcel Number	Style	NBHD	Yr Blt	Sq. Ft.	Class	TCV	Prev MBOR	SEV	% Change
59-760-022-00	RANCH	40760	82	2369	B 05	853,770	423,900	426,900	0.708
59-760-023-00	RANCH	40760	74	2940	B 10	899,536	447,800	449,800	0.447
59-760-024-00	RANCH	40760	73	2274	B 05	714,788	353,500	357,400	1.103
59-760-025-00	RANCH	40760	76	1961	B 00	632,850	311,600	316,400	1.540
59-760-026-00	2 STORY <i>OK</i>	40760	84	4208	B 10	1,016,978	507,100	508,500	0.276
59-760-027-00	2 STORY <i>OK</i>	40760	75	3462	B 05	778,951	386,200	389,500	0.854
59-760-028-00	<i>2.5</i> 1.5 STORY <i>OK</i>	40760	76	2020	B 10	586,869	288,200	293,400	1.804
59-760-029-00	RANCH	40760	78	2404	B 05	790,466	391,900	395,200	0.842
59-760-030-00	<i>2.5</i> 1.5 STORY <i>OK</i>	40760	89	1980	B 10	603,624	296,300	301,800	1.856
59-760-031-00	2 STORY <i>OK</i>	40760	90	3556	B 20	1,026,206	511,400	513,100	0.332
59-760-032-00	2 STORY <i>OK</i>	40760	81	2103	B 05	574,572	281,700	287,300	1.988
59-760-033-00	<i>2.5</i> 1.5 STORY <i>OK</i>	40760	75	4296	B 00	845,839	420,300	422,900	0.619
59-760-034-00	2 STORY <i>OK</i>	40760	76	2546	B 20	756,171	374,700	378,100	0.907
59-760-035-00	1.75 STORY <i>Call.</i>	40760	72	3345	B 05	724,268	358,400	362,100	1.032
59-760-036-00	RANCH	40760	73	1938	B 20	712,410	352,400	356,200	1.078
59-760-037-00	<i>2.5</i> 1.5 STORY <i>OK</i>	40760	82	2510	B 10	794,658	351,800	373,200	1.137
59-760-038-00	RANCH	40760	77	2020	B 05	717,635	354,800	358,800	1.127
59-760-039-00	2 STORY <i>OK</i>	40760	76	2454	B 20	738,919	345,800	349,600	1.099
59-760-040-00	1.25 STORY <i>OK</i>	40760	78	1905	B 10	645,751	318,100	322,900	1.509

Data Label

14,713,200

14,794,200

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

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

No change

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

*No sales - reviewed cost per square foot
of higher priced homes & current values
were similar - cost per sq ft*

NBHD Adjustment Report

Parcel Number	Style	NBHD	Yr Bld	Sq. Ft.	Class	TCV	Prev MBOR	SEV	% Change
59-770-001-00		40770	0			275,000	100,000	137,500	37.500
59-770-002-00		40770	0			275,000	100,000	137,500	37.500
59-770-003-00		40770	0			275,000	100,000	137,500	37.500
59-770-004-00		40770	0			275,000	100,000	137,500	37.500
59-770-005-00	RANCH	40770	92	3567	A -10	1,498,020	702,600	749,000	6.604
				Bldg		1,083,038	\$304p		
59-770-007-00	RANCH (Partial)	40770	82	3031	B 20	948,251	442,600	474,100	7.117
59-770-008-00	2 STORY	40770	91	4212	A -20	1,257,227	599,900	628,600	4.784
				Bldg		962,032	\$228p		
59-770-009-00	RANCH	40770	92	2406	A -20	1,051,899	495,500	525,900	6.135
				Bldg		759,913	\$316p		
59-770-010-00	RANCH	40770	91	2688	B 20	1,060,108	499,600	530,100	6.105
				Bldg		770,108	\$286p		
59-770-011-00	RANCH	40770	94	2322	A -20	1,013,749	476,000	506,900	6.492
				Bldg		735,704	\$317p		
59-770-012-00	3 STORY	40770	90	2844	A -20	968,233	453,000	484,100	6.865
				Bldg		686,778	\$241p		
59-770-013-00	2 STORY	40770	86	3415	A -20	1,132,035	536,600	566,000	5.479
				Bldg		850,755	\$249p		
59-770-014-00	2 STORY	40770	86	2944	A -20	1,036,912	488,200	518,500	6.206
				Bldg		761,912	\$259p		
Data Label						5,094,000	5,533,200		

Sale Comparison

111 W. Wall Bldg 1,376,362 2625p \$524p

210 W Randolph Bldg 919,277 1876p + Bsnt fm \$490p

89 S Washington Bldg 876,276 3020p \$290p

3057 Peach Bldg 610,700 2004p \$304p

08/20/24 248 Ferry Bldg 877,346 2006p \$437p

842 W Cedar Bldg 627,197 2131p \$294p

County: 03- ALLEGAN Unit: DOUGLAS CITY

***** Owner's Name *****	**** Parcel Number ****	2025 March BOR S.E.V. Taxable	Class	Zone	* Property Address	*	PRE %	Tran%
LANNING TERESA & ERIC	03-59-770-001-00	137,500	402	R-2 RE	1 WILDWOOD LANE		0.000	0.00
CHERWIN MICHAEL A	03-59-770-002-00	137,500	402	R-2 RE	2 WILDWOOD LANE		0.000	0.00
CHARAK KEITH S & MCILWAINE SUS	03-59-770-003-00	137,500	402	R-2 RE	3 WILDWOOD LANE		0.000	0.00
CHARAK KEITH S & MCILWAINE SUS	03-59-770-004-00	137,500	402	R-2 RE	4 WILDWOOD LANE		0.000	0.00
KOPP DOUGLAS	03-59-770-005-00	749,000	401	R-2 RE	5 WILDWOOD LANE		0.000	0.00
GRANTHAM PAUL & JEAN	03-59-770-007-00	474,100	401	R-2 RE	7 WILDWOOD LANE		100.000	0.00
TRINGALI KEVIN A	03-59-770-008-00	628,600	401	R-2 RE	8 WILDWOOD LANE		100.000	0.00
RODGERS NANCY L TRUST	03-59-770-009-00	525,900	401	R-2 RE	9 WILDWOOD LANE		100.000	0.00
PASTOR ANTHONY S & SUSAN M	03-59-770-010-00	530,100	401	R-2 RE	10 WILDWOOD LANE		100.000	0.00
BAIRD & ZULAKIS TRUST	03-59-770-011-00	506,900	401	R-2 RE	11 WILDWOOD LANE		100.000	0.00
HARRIS SARAH P TRUST	03-59-770-012-00	484,100	401	R-2 RE	12 WILDWOOD LANE		100.000	0.00
LAUTERBACH WILLIAM TRUST	03-59-770-013-00	566,000	401	R-2 RE	13 WILDWOOD LANE		100.000	0.00
WILSON CHESTER JR	03-59-770-014-00	518,500	401	R-2 RE	14 WILDWOOD LANE		100.000	0.00

Totals for all Parcels: Count= 13, S.E.V.= 5,533,200, Taxable= 3,936,099

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	.93	0.900	0.900	0.900	0.900	0.900	0.900
1.75 STORY	.92	0.890	0.890	0.890	0.890	0.890	0.890
2 STORY	.93	0.870	0.870	0.870	0.870	0.870	0.870
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	1.13	1.050	1.050	1.050	1.050	1.050	1.050
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

08/20/2024
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ECF Analysis for: 59 - DOUGLAS CITY

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DB: Douglas 2025

Neighborhoods Used: 40780.SUMMER GROVE CONDOS

480 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-040-00	07/15/2024 40780	401	470,000	98,862
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	88	371,138	379,246
				E.C.F. 0.979



486 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-043-00	04/18/2024 40780	401	400,000	98,131
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	301,869	241,524
				E.C.F. 1.250



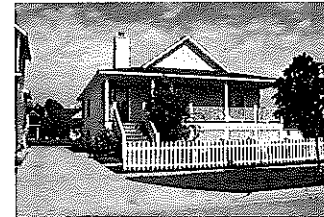
440 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-067-00	09/06/2023 40780	401	460,000	99,839
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	89	360,161	409,301
				E.C.F. 0.880



485 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-050-00	07/21/2023 40780	401	454,999	97,646
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	357,353	314,624
				E.C.F. 1.136



460 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-030-00	05/31/2023 40780	401	465,000	100,295
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	364,705	314,738
				E.C.F. 1.159



429 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-009-00	10/14/2022 40780	401	450,000	97,646
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.75 STORY	79	352,354	400,915
				E.C.F. 0.879

+ 6%
+ 1m
Adj

477,000
379,354

.946



461 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-062-00	09/30/2022 40780	401	455,000	97,646
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	76	357,354	402,286
				E.C.F. 0.888

+ 6%
+ 1m
Adj

482,300
384,654

.956



466 SUMMER GROVE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-780-033-00	08/12/2022 40780	401	440,000	98,115
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	86	341,885	363,791
				E.C.F. 0.940



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: 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	1.28	1.160	1.160	1.160	1.160	1.160	1.160
1.5 STORY		1.160	1.160	1.160	1.160	1.160	1.160
1.75 STORY		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	1.28	1.160	1.160	1.160	1.160	1.160	1.160
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
RANCH	1.4	1.340	1.340	1.340	1.340	1.340	1.340
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 during 2 year sales period

Adj property sale

830-020-00 720 W Center

7/12/2021 \$801,000 254 1974#
\$817,120 tim adj \$454 SF.

017-040.51 842 W Center

12/8/2023 \$990,000 ranch 2131#
\$465 SF.

Based on sales increase ECF by 10% 254
5% ranch

NBHD Adjustment Report

Parcel Number	Style	NBHD	Yr Blt	Sq. Ft.	Class	TCV	Prev MBOR	SEV	% Change
59-790-000-00		40790	0			0	0	0	0.000
59-790-001-00	2 STORY	40790	81	1530	B 05	561,544	252,800	280,800	11.076
						374,116	\$245 SF.		
59-790-002-00	2 STORY	40790	82	1740	B 05	610,830	294,600	305,400	3.666
						424,191	\$244 SF.		
59-790-003-00	2 STORY	40790	83	2356	B 00	694,904	337,400	347,500	2.993
						506,995	\$215 SF.		
59-790-004-00	2 STORY	40790	90	2284	B 10	873,336	428,100	436,700	2.009
						688,039	\$301 SF.		
59-790-005-00	2 STORY	40790	81	2316	B 05	724,245	352,500	362,100	2.723
						533,614	\$230 SF.		
59-790-006-00	2 STORY	40790	83	1744	B 05	616,049	297,300	308,000	3.599
						428,063	\$245 SF.		
59-790-007-00		40790	0			180,000	75,000	90,000	20.000
59-790-008-00	RANCH	40790	90	1647	B 10	700,708	340,100	350,400	3.029
						504,916	\$307 SF.		
59-790-009-00	2 STORY	40790	87	3432	B 05	1,107,880	547,500	553,900	1.169
						899,084	\$262 SF.		
59-790-010-00	2 STORY	40790	86	3008	B 05	924,626	454,200	462,300	1.783
						715,690	\$238 SF.		
59-790-011-00	1.5 STORY	40790	91	3156	B 10	941,397	457,100	470,700	2.975
						741,898	\$235 SF.		
59-790-012-00	1.25 STORY	40790	88	2534	B 20	1,073,173	529,800	536,600	1.284
						880,285	\$347 SF.		
59-790-013-00	2 STORY	40790	90	2982	B 20	1,050,802	518,300	525,400	1.370
						856,689	\$287 SF.		
59-790-014-00	RANCH	40790	94	2286	B 00	854,629	418,400	427,300	2.127
						666,976	\$292 SF.		
59-790-015-00	2 STORY	40790	86	1888	BC 00	651,937	315,300	326,000	3.394
						465,097	\$246 SF.		
59-790-016-00	2 STORY	40790	94	1494	B 10	759,040	369,700	379,500	2.651
						682,223	\$260 SF.		
59-790-017-00	2 STORY	40790	84	2276	B 00	714,812	347,600	357,400	2.819
						530,569	\$233 SF.		
59-790-018-00	2 STORY	40790	82	1540	B 00	569,392	273,500	284,700	4.095
						384,604	\$250 SF.		

Data Label

6,609,200

6,804,700

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	1.45	1.360	1.360	1.360	1.360	1.360	1.360
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	1.43	1.340	1.340	1.340	1.340	1.340	1.340
2 STORY CONDO		1.340	1.340	1.340	1.340	1.340	1.340
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	2.15	2.020	2.020	2.020	2.020	2.020	2.020
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	All TH	1.450	1.450	1.450	1.450	1.450	1.450
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: 1.720 2.2
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

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ECF Analysis for: 59 - DOUGLAS CITY

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Neighborhoods Used: 40800.TOWER HARBOR CONDOS

354 MARINERS COVE 38

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-800-038-00		08/15/2024		40800 401	515,000	87,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		427,500	142,063	3.009



348 MARINERS CT 33 C

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-800-033-00		06/26/2024		40800 401	429,000	87,960
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	72		341,040	107,540	3.171

TK

2.774
9280



370 MARINERS COVE 46

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-800-046-00		06/24/2024		40800 401	490,000	87,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		402,500	171,417	2.348



362 MARINERS COVE 42

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-800-042-00		01/25/2024		40800 401	562,500	87,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	67		475,000	193,166	2.459

TK

1.232



372 MARINERS COVE 47

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-800-047-00		10/30/2023		40800 401	425,000	87,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		337,500	142,063	2.376



133 HARBOR CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-800-006-00		04/04/2023		40800 401	439,900	92,931
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	72		346,969	238,177	1.457



356 MARINERS COVE 39

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-800-039-00		11/07/2022		40800 401	415,000	87,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		327,500	159,742	2.050

TK



358 MARINERS COVE 40

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-800-040-00		10/28/2022		40800 401	420,000	87,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		332,500	161,734	2.056



Neighborhoods Used: 40800.TOWER HARBOR CONDOS

135 HARBOR CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-800-007-00	09/26/2022 40800	401	430,000	92,816
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	72	337,184	241,119
				E.C.F. 1.398



346 MARINERS CT 32 A

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-800-032-00	06/21/2022 40800	401	385,000	87,960
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	72	297,040	117,121
				E.C.F. 2.536

2.19
7846

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

Res Occ.

County: 03- ALLEGAN Unit: DOUGLAS CITY

***** Owner's Name *****	**** Parcel Number ****	2025 March BOR S.E.V. Taxable	Class	Zone	* Property Address	* PRE %	Tran%
FREEMAN GREGORY & LAURA	03-59-800-001-00	223,200	158,155	401	R-4 HB 123 HARBOR CT	100.000	0.00
LUDWICK JENNIFER A ET AL	03-59-800-002-00	213,800	137,378	401	R-4 HB 125 HARBOR CT	100.000	0.00
WHITE MICHAEL J & ELINOR	03-59-800-003-00	200,200	132,256	401	R-4 HB 127 HARBOR CT	100.000	0.00
ROE DAVID A & NANCY C	03-59-800-004-00	207,400	138,160	401	R-4 HB 129 HARBOR CT	0.000	0.00
KISZONAS DENNIS & BARBARA I	03-59-800-005-00	205,000	125,051	401	R-4 HB 131 HARBOR CT	100.000	0.00
BORNEMAN NICHOLAS	03-59-800-006-00	208,400	208,400	401	R-4 HB 133 HARBOR CT	100.000	0.00
JOHNSON BRUCE G TRUST	03-59-800-007-00	210,400	192,360	401	R-4 HB 135 HARBOR CT	0.000	0.00
HORTON ANN M TRUST	03-59-800-008-00	216,700	137,646	401	R-4 HB 137 HARBOR CT	0.000	0.00
MUELLER PETER W & KATHLEEN L	03-59-800-009-00	388,300	238,960	401	R-4 HB 141 HARBOR CT	100.000	0.00
TERRIEN DEMETHEA & YORK ELIZA	03-59-800-010-00	373,300	259,122	401	R-4 HB 143 HARBOR CT	100.000	0.00
MARTIN JAMES & FRANCES C	03-59-800-013-00	236,400	122,737	401	R-4 HB 147 HARBOR CT	100.000	0.00
OSICEK JOYCE A & GERARD A	03-59-800-014-00	194,100	101,532	401	R-4 HB 149 HARBOR CT	0.000	0.00
LIGUZINSKI JACQUELINE	03-59-800-015-00	202,600	111,556	401	R-4 HB 151 HARBOR CT	0.000	0.00
ANCEVICIUS SIGITAS & KAREN	03-59-800-016-00	271,300	211,569	401	R-4 HB 153 HARBOR CT	0.000	0.00
BARKER ROBERT W & MARDI R	03-59-800-017-00	165,400	127,391	401	R-4 HB 340 MARINERS COVE 17 C	0.000	0.00
CALIENDO KATHRYN	03-59-800-018-00	136,100	129,536	401	R-4 HB 340 MARINERS COVE 18 D	100.000	0.00
KOK JONATHAN & REBECCA	03-59-800-019-00	189,700	169,988	401	R-4 HB 340 MARINERS CT 19 B	0.000	0.00
BACKUS KAY	03-59-800-020-00	160,800	152,665	401	R-4 HB 340 MARINERS COVE 20 A	0.000	0.00
PUENT CHARLES J	03-59-800-021-00	165,700	76,778	401	R-4 HB 342 MARINERS CT 21 C	0.000	0.00
ZIBELL JACK & KAREN	03-59-800-022-00	147,800	147,800	401	R-4 HB 342 MARINERS COVE 22 D	100.000	0.00
NELSON BRUCE & KENNEDY CYNTHIA	03-59-800-023-00	172,500	136,746	401	R-4 HB 342 MARINERS CT 23 B	0.000	0.00
BOSE GAUTAM & ANUSREE	03-59-800-024-00	167,900	143,703	401	R-4 HB 342 MARINERS COVE 24 A	0.000	0.00
AUGUST APPLE ROSE TRUST	03-59-800-025-00	158,900	140,139	401	R-4 HB 344 MARINERS COVE 25 C	0.000	0.00
344 MARINERS COVE, LLC	03-59-800-026-00	149,900	110,791	401	R-4 HB 344 MARINERS COVE 26 D	0.000	0.00
DEETS FLOYD TRUST	03-59-800-027-00	151,000	89,350	401	R-4 HB 344 MARINERS COVE 27 B	0.000	0.00
LOS BRUCE A. & DEBRA S.	03-59-800-028-00	168,300	133,534	401	R-4 HB 344 MARINERS CT 28 A	0.000	0.00
PITLIK LYNN B	03-59-800-029-00	141,400	79,310	401	R-4 HB 346 MARINERS COVE 29 C	0.000	0.00
MCDavid BRIAN	03-59-800-030-00	163,000	133,920	401	R-4 HB 346 MARINERS COVE 30 D	0.000	0.00
HUTCHINS STEPHEN CULLEN TRUST	03-59-800-031-00	128,400	123,511	401	R-4 HB 346 MARINERS COVE 31 B	100.000	0.00
MCDavid BRIAN & WANDA	03-59-800-032-00	144,700	144,700	401	R-4 HB 346 MARINERS CT 32 A	0.000	0.00
BARKER LAUREN N & ALANA B M	03-59-800-033-00	134,500	134,500	401	R-4 HB 348 MARINERS CT 33 C	0.000	100.00
HUTCHINS STEPHEN CULLEN TRUST	03-59-800-034-00	143,700	92,177	401	R-4 HB 348 MARINERS CT 34 D	0.000	0.00
STREET JOHN C & SMITH JOAN	03-59-800-035-00	138,500	95,230	401	R-4 HB 348 MARINERS COVE 35 B	0.000	0.00
HINDERT KRISTINA & BURRELL ROB	03-59-800-036-00	179,800	155,684	401	R-4 HB 348 MARINERS COVE 36 A	100.000	0.00
VANDENBERG GARY & NANCY	03-59-800-037-00	212,300	151,165	401	R-4 HB 352 MARINERS COVE 37	100.000	0.00
ALBA PATRICIA D TRUST	03-59-800-038-00	187,200	187,200	401	R-4 HB 354 MARINERS COVE 38	0.000	100.00
KREIDER BRADLEY & BRADI	03-59-800-039-00	205,100	205,100	401	R-4 HB 356 MARINERS COVE 39	0.000	0.00
PLUMMER ROBERT & GINA	03-59-800-040-00	207,100	207,100	401	R-4 HB 358 MARINERS COVE 40	0.000	0.00
STREET JOHN C	03-59-800-041-00	204,100	77,278	401	R-4 HB 360 MARINERS COVE 41	0.000	0.00
JOHNSON AUDREY & PIGHINI STEVE	03-59-800-042-00	209,900	209,900	401	R-4 HB 362 MARINERS COVE 42	0.000	100.00
CZERKIES DOROTHY	03-59-800-043-00	215,400	119,567	401	R-4 HB 364 MARINERS COVE 43	100.000	0.00
WHITELEY JEREMIAH	03-59-800-044-00	204,100	147,008	401	R-4 HB 366 MARINERS COVE 44	100.000	0.00
JOHNSON AUDREY &	03-59-800-045-00	202,100	202,100	401	R-4 HB 368 MARINERS COVE 45	0.000	0.00

County: 03- ALLEGAN Unit: DOUGLAS CITY

***** Owner's Name *****	**** Parcel Number ****	2025 March BOR S.E.V. Taxable	Class	Zone	* Property Address	*	PRE %	Tran%
MORTON JOHN & BETHANY	03-59-800-046-00	216,900	401	R-4 HB	370 MARINERS COVE 46		0.000	100.00
PURCELL JOHN J & PRATTO MICHEL	03-59-800-047-00	187,200	401	R-4 HB	372 MARINERS COVE 47		0.000	0.00
OWEN GARY L & JERRINE K	03-59-800-048-00	227,600	401	R-4 HB	374 MARINERS COVE 48		100.000	0.00
PLUNKETT MICHAEL & MARY TRUST	03-59-800-049-00	259,500	401	R-4 HB	157 HARBOR CT		100.000	0.00
DYKEHOUSE RODNEY CRAIG & JILLI	03-59-800-050-00	441,900	401	R-4 HB	202 HAMILTON CT		0.000	0.00
CASSIDY MICHELE D TRUST	03-59-800-051-00	398,300	401	R-4 HB	200 HAMILTON CT		100.000	0.00
GONZALEZ RAMON & RITA	03-59-800-052-00	406,700	401	R-4 HB	198 HAMILTON CT		0.000	0.00
DVORAK DOUGLAS R & ELLEN B	03-59-800-053-00	400,500	401	R-4 HB	196 HAMILTON CT		100.000	0.00
POPP NOAH N & KROHSE KRISTYN J	03-59-800-054-00	385,900	401	R-4 HB	194 HAMILTON CT		0.000	0.00
SEURYNCK JOHN P & ANNE M	03-59-800-055-00	367,100	401	R-4 HB	192 HAMILTON CT		0.000	0.00
GRIFFIN THERESA	03-59-800-056-00	363,000	401	R-4 HB	190 HAMILTON CT		0.000	0.00
FISH MICHELLE E TRUST	03-59-800-057-00	334,200	401	R-4 HB	188 HAMILTON ST		100.000	0.00
NCTK LLC	03-59-800-058-00	435,200	401	R-4 HB	184 HAMILTON CT		0.000	0.00
MURPHY PATRICK TRUST	03-59-800-059-00	402,000	401	R-4 HB	186 HAMILTON CT		100.000	0.00
HUNTER DAVID F & DAWN L	03-59-800-060-00	233,300	401	R-4 HB	218 WESTSHORE ST		0.000	0.00
HUNTER DAVID F & DAWN L	03-59-800-061-00	429,000	401	R-4 HB	220 WESTSHORE ST		0.000	0.00

Totals for all Parcels: Count= 59, S.E.V.= 13,794,700, Taxable= 10,210,704

E.C.F.s for Neighborhood: 40810 'TOWER HARBOR BOAT SLIPS'

Residential : 1.000
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

Cost new \$35000 - Deprec. value
\$24,150

-013 \$25000 7/28/2021

-019 \$35000 6/11/2024

-022 \$21000 7/13/2021

-025 \$24000 4/1/2021

? (X) -026 \$16,000 5/25/2022

? (X) -027 \$16,000 5/25/2022

? (X) -028 \$16,000 5/25/2023

-032 \$24,000 3/31/2023

-033 \$35,000 8/5/2024

-034 \$25,000 1/25/2024

-036 \$22,000 6/23/2022

-038 \$32,500 11/16/2023

> same
NEW OWNER

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

Residential : 1.330
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 1.42
1 1/2, 1 3/4, 2 - 1.38

08/20/2024
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ECF Analysis for: 59 - DOUGLAS CITY

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DB: Douglas 2025

Neighborhoods Used: 40830.WESTSHORE CONDOMINIUMS

715 GOLFEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-830-018-00	06/28/2023 40830	401	1,500,000	210,686
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	1,289,314	953,372
				1.352
				1.428



64 N FERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-830-002-01	04/24/2023 40830	401	1,485,000	269,574
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	91	1,215,426	610,666
				1.990



248 N FERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-830-009-00	07/27/2022 40830	401	1,050,000	236,088
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	92	813,912	635,758
				1.280
			1,113,000	
			876,912	1.379

+ 6%
time adj.



Ranch - 1.42

1 1/2, 1 3/4, 2 - 1.38

Ranch
1 1/2 sty
1 3/4 sty
2 sty

Neighborhoods Used: 40830.WESTSHORE CONDOMINIUMS

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	2	10.20	15.06	1.014
After Application of E.C.F.s		10.61	13.00	0.999

```
<<<<<< 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	1.280(1)	1.280(1)	1.280(1)	1.280(1)	1.280(1)	1.280(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	1.601(2)	1.601(2)	1.601(2)	1.601(2)	1.601(2)	1.601(2)
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. : 1.509 (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: 04/01/2022

Ending Date: 09/01/2024

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): 40830 - WESTSHORE CONDOMINIUMS

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: 40840 'VINTAGE VIEWS CONDOS'

Residential	: 1.300	1.60
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

08/20/2024

ECF Analysis for: 59 - DOUGLAS CITY

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DB: Douglas 2025

Neighborhoods Used: 40840.VINTAGE VIEWS CONDOS

11 E CHESTNUT ST UNIT 1

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-840-001-00	10/12/2023 40840	401	299,900	56,210	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH CONDO	93	243,690	149,652	1.628



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DB: Douglas 2025

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