

Neighborhoods Used: 123BB.123BB.WARDS 1-3 BLACKMAR & BEEBE'S ADDITION

161 N MANNING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-222-481-09	05/28/2024 123BB	401	125,000	31,663
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	>1 STY => 3 BED	51	93,337	108,190
				E.C.F. 0.863



155 N MANNING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-222-481-10	10/12/2023 123BB	401	551,000	65,138
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	>1 STY => 3 BED	92	485,862	577,134
				E.C.F. 0.842



172 N MANNING ST & 174

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-222-480-15	07/11/2023 123BB	401	50,000	39,049
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DUPLEX	45	10,951	62,582
				E.C.F. 0.175



Single Family Computed Costs by Manual

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	0	0	0	0	0	0
>1 STY => 3 BED	577,134	0	0	0	108,190	0
1 STY < 3 BED	0	0	0	0	0	0
1 STY => 3 BED	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	62,582
LOG CABIN	0	0	0	0	0	0
MIXED USE	0	0	0	0	0	0
MODULAR (HUD)	0	0	0	0	0	0
MODULAR (STATE)	0	0	0	0	0	0
MULTI	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
SEMI-DETACHED	0	0	0	0	0	0
SINGLE WIDE	0	0	0	0	0	0
STORAGE ONLY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	0	0	0	0	0	0
	0	0	0	0	0	

Total Single Family Costs by Manual	:	747,906
Total Mobile Home Costs by Manual	:	0
Total Town Home Costs by Manual	:	0
Total Agricultural Costs by Manual	:	0
Total Commercial Costs by Manual	:	0

<<<<<<<<<<	Single Family Sale Residual Values				>>>>>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	0	0	0	0	0	0
>1 STY => 3 BED	485,862	0	0	0	93,337	0
1 STY < 3 BED	0	0	0	0	0	0
1 STY => 3 BED	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	10,951
LOG CABIN	0	0	0	0	0	0
MIXED USE	0	0	0	0	0	0
MODULAR (HUD)	0	0	0	0	0	0
MODULAR (STATE)	0	0	0	0	0	0
MULTI	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
SEMI-DETACHED	0	0	0	0	0	0
SINGLE WIDE	0	0	0	0	0	0
STORAGE ONLY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values	:	590,150
Total Mobile Home Sale Residual Values	:	0
Total Town Home Sale Residual Values	:	0
Total Agricultural Sale Residual Values	:	0
Total Commercial Sale Residual Values	:	0

Statistics for this Analysis						
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
3	3	26.13	34.83	1.182	0.627	0.842
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 STY < 3 BED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
>1 STY => 3 BED	0.842(1)	1.000(0)	1.000(0)	1.000(0)	0.863(1)	1.000(0)
1 STY < 3 BED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ 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	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.175(1)
LOG CABIN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MIXED USE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR (HUD)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR (STATE)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI	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. : 0.789 (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)

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<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
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Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 15
Analyze by Style: X
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 123BB - 123BB.WARDS 1-3 BLACKMAR & BEEBE'S ADDITION

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00