

Neighborhoods Used: 1.1.WARD 1

310 N WOLCOTT ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-126-226-03		01/16/2025	1	401	198,000	42,652
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STY => 3 BED	70		155,348	169,710	0.915



349 E BACON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-126-277-08		12/20/2024	1	401	42,000	20,006
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STY < 3 BED	45		21,994	56,277	0.391



319 E BACON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-126-258-07		04/26/2024	1	401	227,500	29,074
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED	62		198,426	207,661	0.956



142 STATE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-126-258-07		02/13/2024	1	401	120,000	36,203
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY < 3 BED	54		83,797	103,952	0.806



341 E BACON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-126-277-10		11/13/2023	1	401	159,000	24,882
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STY => 3 BED	48		134,118	129,640	1.035



110 HILLSDALE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-227-229-16		04/14/2023	1	401	85,000	33,465
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED	45		51,535	97,935	0.526



Neighborhoods Used: 1.1.WARD 1

<<<<<<<<<<	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	103,952	0
>1 STY => 3 BED	0	0	0	207,661	0	97,935
1 STY < 3 BED	0	0	0	0	0	56,277
1 STY => 3 BED	0	0	0	169,710	0	129,640
1+ STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
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 Costs by Manual : 765,177
 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	83,797	0
>1 STY => 3 BED	0	0	0	198,426	0	51,535
1 STY < 3 BED	0	0	0	0	0	21,994
1 STY => 3 BED	0	0	0	155,348	0	134,118
1+ STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
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 : 645,218
 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
6	1	20.62	25.47	1.109	0.771	0.861
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)	0.806(1)	1.000(0)
>1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	0.956(1)	1.000(0)	0.526(1)
1 STY < 3 BED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.391(1)
1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	0.915(1)	1.000(0)	1.035(1)
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)	1.000(0)
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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RANCH	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
SEMI-DETACHED	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
SINGLE WIDE	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
STORAGE ONLY	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)
TWO-STORY	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. : 0.843 (6)
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): 1 - 1.WARD 1

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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