Neighborhoods Used: 1ORCH.1ORCH.WARD 1 ORCHARD RIDGE SUPERVISOR'S PLAT

100 LUMBARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-204-16	12/14/2022	1ORCH 401	120,000	9,206

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	110,794	97,423	1.137

171 STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-206-09	10/31/2022	1ORCH 401	148,000	7,689

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63	140,311	133,309	1.053

102 LUMBARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-204-12	08/30/2022	1ORCH 401	174,000	13,909

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY < 3 BED	67	160,091	153,758	1.041

175 STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-206-14	07/15/2022	1ORCH 401	250,000	29,503

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	45	220,497	226,224	0.975

173 STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-206-10	07/11/2022	1ORCH 401	175,000	10,120

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62	164,880	95,555	1.725

118 ORCHARD RIDGE PKWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-204-07	06/27/2022	1ORCH 401	60,000	12,990

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY < 3 BED	56	47,010	114,724	0.410

102 LUMBARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-204-12	11/12/2021	1ORCH 401	155,000	13,909

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY < 3 BED	67	141,091	153,758	0.918

Neighborhoods Used: 1ORCH.1ORCH.WARD 1 ORCHARD RIDGE SUPERVISOR'S PLAT

<<<<<<<<<< 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	0	0	0	0	0	0
1 STY < 3 BED	0	0	0	307,516	114,724	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	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	228,865	97,423	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	226,224
	0	0	0	0	0	0

Total Single Family Costs by Manual : 974,752
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	0	0	0	0	0	0
1 STY < 3 BED	0	0	0	301,182	47,010	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	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	305,191	110,794	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	220,497
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 984,674
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
7	1	26.51	42.54	1.102
After Application of E.C.F.s		8.33	12.82	1.007

<<<<<<< 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	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)	0.979(2)	0.410(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+ 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)

Neighborhoods Used: 1ORCH.1ORCH.WARD 1 ORCHARD RIDGE SUPERVISOR'S PLAT

RANCH	1.000(0)	1.000(0)	1.000(0)	1.334(2)	1.137(1)	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)	0.975(1)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.010 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 19
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): 1ORCH - 1ORCH.WARD 1 ORCHARD RIDGE SUPERVISOR'S PLAT

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