

Neighborhoods Used: 2MART.2MART.WARD 2 MARTINDALE'S ADDITION

433 N WEST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-222-228-01 03/15/2023 2MART 401 45,000 38,306
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY < 3 BED 45 6,694 33,333 0.201



19 DIVISION ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-222-229-13 12/15/2022 2MART 401 165,000 61,842
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 103,158 120,263 0.858



388 HILLSDALE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-222-229-14 08/10/2022 2MART 401 156,000 118,746
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 68 37,254 135,740 0.274



6 E MONTGOMERY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-222-228-02 09/22/2021 2MART 401 136,000 57,050
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY => 3 BED 63 78,950 105,151 0.751



352 HILLSDALE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-222-229-21 07/21/2021 2MART 401 349,900 116,740
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 95 233,160 605,610 0.385



30 E MONTGOMERY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-222-229-03 05/27/2021 2MART 401 237,000 99,527
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 91 137,473 260,833 0.527



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RANCH	0.428(2)	1.000(0)	1.000(0)	0.858(1)	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)	0.274(1)	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. : 0.473 (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)

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

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 18
 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): 2MART - 2MART.WARD 2 MARTINDALE'S ADDITION

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