

Neighborhoods Used: 34CK.34CK.WARDS 3 & 4 COOK'S ADDITION

135 S MANNING ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 006-327-480-08 11/07/2022 34CK 401 25,000 9,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 45 15,500 79,541 0.195



126 S MANNING ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 006-327-479-12 11/04/2022 34CK 401 345,000 19,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 79 326,000 411,832 0.792
 !!MULTI-PARCEL SALE!!



36 E SHARP ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 006-327-480-03 10/03/2022 34CK 401 199,900 9,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 69 190,400 156,046 1.220



15 W SHARP ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 006-327-476-10 08/26/2022 34CK 401 145,000 9,655
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family >1 STY < 3 BED 50 135,345 127,706 1.060



148 S MANNING ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 006-327-479-17 07/21/2022 34CK 401 120,000 11,301
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 50 108,699 85,587 1.270



89 S WEST ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 006-327-477-04 07/15/2022 34CK 401 157,000 10,522
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTI 62 146,478 193,477 0.757



11 W SHARP ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 006-327-476-11 03/29/2022 34CK 401 62,000 8,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 45 53,700 115,658 0.464



144 S MANNING ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 006-327-479-16 03/07/2022 34CK 401 130,000 11,801
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY < 3 BED 54 118,199 65,092 1.816



Neighborhoods Used: 34CK.34CK.WARDS 3 & 4 COOK'S ADDITION

100 S MANNING ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-327-477-17 11/19/2021 34CK 401 174,900 9,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 67 165,400 167,580 0.987



118 S WEST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-327-454-23 10/12/2021 34CK 401 148,000 8,527
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 64 139,473 155,320 0.898



11 W SHARP ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-327-476-11 08/20/2021 34CK 401 42,500 8,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 45 34,200 115,658 0.296



21 READING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-327-476-03 08/17/2021 34CK 401 212,000 9,298
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 45 202,702 139,747 1.450



22 W SHARP ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-327-454-03 07/01/2021 34CK 401 95,000 9,294
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 53 85,706 120,827 0.709



85 S WEST ST DUPLEX
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-327-477-03 06/04/2021 34CK 401 68,500 9,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family DUPLEX 45 59,000 104,178 0.566



39 E HALLETT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-327-480-33 05/25/2021 34CK 401 129,000 9,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 70 119,500 145,961 0.819



144 S MANNING ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-327-479-16 04/01/2021 34CK 401 39,900 11,801
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY < 3 BED 54 28,099 65,092 0.432



Neighborhoods Used: 34CK.34CK.WARDS 3 & 4 COOK'S ADDITION

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	0	0	0	0	0	127,706
>1 STY => 3 BED	0	0	0	0	120,827	0
1 STY < 3 BED	0	0	0	0	130,183	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	104,178
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	193,477	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	411,832	624,907	0	536,191
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,249,302
 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

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
>1 STY < 3 BED	0	0	0	0	0	135,345
>1 STY => 3 BED	0	0	0	0	85,706	0
1 STY < 3 BED	0	0	0	0	146,298	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	59,000
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	146,478	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	326,000	614,773	0	414,801
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,928,401
 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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
16	4	43.94	56.20	1.256
After Application of E.C.F.s				
		40.37	54.28	1.237

Style	91..100	81..90	71..80	61..70	51..60	0..50
* 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)	1.060(1)
>1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.709(1)	1.000(0)
1 STY < 3 BED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.124(2)	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)	0.566(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)	0.757(1)	1.000(0)	1.000(0)

