Neighborhoods Used: 34COR.34COR.WARDS 3 & 4 CORTRIGHT'S ADDITION

5 E HALLETT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-479-30	12/02/2022 34COR	401	110,000	9,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	52	100,500	113,728	0.884

17 W HALLETT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-455-22	09/09/2022 34COR	401	157,500	12,050

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY => 3 BED	67	145,450	138,224	1.052

141 S WEST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-479-07	09/08/2022 34COR	401	110,000	9,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED	62	100,500	114,771	0.876

15 W HALLETT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-455-23	01/05/2022 34COR	401	70,000	8,300

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY => 3 BED	71	61,700	132,713	0.465

146 S WEST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-455-14	08/20/2021 34COR	401	111,000	11,048

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66	99,952	181,428	0.551

141 S WEST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-479-07	04/11/2021 34COR	401	92,500	9,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED	62	83,000	114,771	0.723

Neighborhoods Used: 34COR.34COR.WARDS 3 & 4 CORTRIGHT'S ADDITION

<<<<<<<<<< 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	229,541	0	0
1 STY < 3 BED	0	0	0	0	0	0
1 STY => 3 BED	0	0	132,713	138,224	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	0	113,728	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	181,428	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 795,634
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	183,500	0	0
1 STY < 3 BED	0	0	0	0	0	0
1 STY => 3 BED	0	0	61,700	145,450	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	0	100,500	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	99,952	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 591,102
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
6	2	23.42	27.22	1.052
After Application of E.C.F.s		2.90	5.03	1.003

<<<<<<< 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)	0.799(2)	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)	0.465(1)	1.052(1)	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: 34COR.34COR.WARDS 3 & 4 CORTRIGHT'S ADDITION

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.884(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)	0.551(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. : 0.743 (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: 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): 34COR - 34COR.WARDS 3 & 4 CORTRIGHT'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