Neighborhoods Used: 34LHT.34LHT.WARDS 3 & 4 L H TERPENING'S ADDITION

8 ARMSTRONG ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-455-32	05/20/2022 34LHT	401	150,000	10,006

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	64	139,994	121,900	1.148

121 S WEST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-479-03	12/29/2021 34LHT	401	85,000	10,358

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	56	74,642	87,296	0.855

11 ARMSTRONG ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-454-16	12/15/2021 34LHT	401	85,000	18,030

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	66,970	105,407	0.635

!!MULTI-PARCEL SALE!!

26 ARMSTRONG ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-455-04	12/10/2021 34LHT	401	120,000	9,368

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	54	110,632	154,565	0.716

142 S WEST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-455-33	09/08/2021 34LHT	401	141,000	11,289

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	45	129,711	121,585	1.067

14 ARMSTRONG ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-455-08	09/07/2021 34LHT	401	141,500	12,423

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED	65	129,077	150,442	0.858

Neighborhoods Used: 34LHT.34LHT.WARDS 3 & 4 L H TERPENING'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	150,442	0	0
1 STY < 3 BED	0	0	0	0	0	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	0	192,702	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	121,900	154,565	121,585
	0	0	0	0	0	0

Total Single Family Costs by Manual : 741,194
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	129,077	0	0
1 STY < 3 BED	0	0	0	0	0	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	0	141,612	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	139,994	110,632	129,711
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 651,026
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	1	14.46	17.80	1.028
After Application of E.C.F.s		4.11	7.13	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)	1.000(0)	1.000(0)
>1 STY => 3 BED	1.000(0)	1.000(0)	1.000(0)	0.858(1)	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)	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: 34LHT.34LHT.WARDS 3 & 4 L H TERPENING'S ADDITION

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.735(2)	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)	1.148(1)	0.716(1)	1.067(1)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.878 (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): 34LHT - 34LHT.WARDS 3 & 4 L H TERPENING'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