

Neighborhoods Used: 34S.34S.WARDS 3 & 4 SOUTH ADDITION

59 S NORWOOD AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-327-426-23       03/20/2023   34S       401           105,000       8,300  
 Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1+ STORY           45           96,700       94,794       1.020



51 S HOWELL ST ETAL  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-302-08       01/31/2023   34S       201           225,000       60,080  
 Commercial Buildings:   ResidualValue   CostByManual   E.C.F.  
                           164920           415055       0.397



16 LUDLAM ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-328-09       01/19/2023   34S       401           130,000       10,457  
 Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       TWO-STORY           67           119,543       130,792       0.914



74 S HOWELL ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-327-434-09       01/11/2023   34S       401           95,000       9,500  
 Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       TWO-STORY           45           85,500       92,244       0.927



16 S HOWELL ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-327-428-18       01/09/2023   34S       201           147,000       40,000  
 Commercial Buildings:   ResidualValue   CostByManual   E.C.F.  
                           107000           194989       0.549



15 E ST JOE ST DUPLEX  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-327-13       01/03/2023   34S       401           142,000       9,500  
 Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       DUPLEX            45           132,500       98,006       1.352



59 S NORWOOD AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-327-426-23       12/16/2022   34S       401           65,000       8,300  
 Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1+ STORY           45           56,700       94,794       0.598



15 LUDLAM ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-327-20       12/15/2022   34S       401           110,000       11,800  
 Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       >1 STY => 3 BED   67           98,200       126,658       0.775



Neighborhoods Used: 34S.34S.WARDS 3 & 4 SOUTH ADDITION

56 WALDRON ST ETAL  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-427-432-01       12/15/2022  34S       401           50,000       40,000  
 Occupancy       Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   MULTI           45           10,000       32,241       0.310



56 GRISWOLD ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-328-16       11/02/2022  34S       401           185,000      21,745  
 Occupancy       Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   TWO-STORY       59           163,255      204,541      0.798  
 !!MULTI-PARCEL SALE!!



37 WALDRON ST & 37.5  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-327-428-11       10/26/2022  34S       401           179,000      43,465  
 Occupancy       Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   MIXED USE       66           135,535      183,913      0.737



30 S MANNING ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-327-430-08       08/30/2022  34S       401           335,900      74,755  
 Occupancy       Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   TWO-STORY       45           261,145      354,368      0.737



12 E BACON ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-327-427-08       08/15/2022  34S       201           165,000      76,540  
 Commercial Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  88460           229588       0.385  
 !!MULTI-PARCEL SALE!!



12 W BACON ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-327-426-06       08/09/2022  34S       401           126,000      15,668  
 Occupancy       Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ STORY       50           110,332      150,277      0.734



11 BARRY ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-327-430-19       07/06/2022  34S       401           120,000      9,500  
 Occupancy       Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   TWO-STORY       51           110,500      92,198       1.199



82 W ST JOE ST DUPLEX  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-326-28       06/23/2022  34S       401           106,000      9,500  
 Occupancy       Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   DUPLEX           45           96,500       94,289       1.023



Neighborhoods Used: 34S.34S.WARDS 3 & 4 SOUTH ADDITION

56 W ST JOE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-426-326-18       06/23/2022   34S       401           149,900       17,223  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO-STORY       58       132,677       135,430       0.980



41 S HOWELL ST 3-UNIT  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-426-302-04       06/10/2022   34S       401           104,000       42,781  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       MULTI           63       61,219       233,227       0.262



39 S HOWELL ST DUPLEX  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-427-432-03       06/10/2022   34S       401           85,000       41,591  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       DUPLEX           45       43,409       95,790       0.453



5 WALDRON ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-327-427-12       05/06/2022   34S       401           160,000       9,500  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STY => 3 BED   69       150,500       135,882       1.108



228 E BACON ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-426-329-02       05/06/2022   34S       401           133,875       10,435  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO-STORY       45       123,440       76,958       1.604



23 E ST JOE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-426-327-15       05/02/2022   34S       401           38,000       10,980  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           59       27,020       68,815       0.393



26 S WEST ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-327-426-33       04/28/2022   34S       401           145,000       8,300  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO-STORY       45       136,700       100,414       1.361



15 LAKEVIEW CT  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-426-329-16       04/14/2022   34S       401           65,000       13,243  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1+ STORY       45       51,757       72,613       0.713



Neighborhoods Used: 34S.34S.WARDS 3 & 4 SOUTH ADDITION

12 S HOWELL ST & 14  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-327-428-17       01/21/2022   34S       201       149,900       40,000  
Commercial Buildings:   ResidualValue   CostByManual       E.C.F.  
                                  109900                   277079           0.397



47 S WEST ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-327-430-13       11/30/2021   34S       401       99,900       11,838  
Occupancy           Style           %Good   ResidualValue   CostByManual       E.C.F.  
Single Family       TWO-STORY       45           88,062       99,813       0.882



53 S WEST ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-327-433-01       10/25/2021   34S       401       47,000       9,500  
Occupancy           Style           %Good   ResidualValue   CostByManual       E.C.F.  
Single Family       MULTI           45           37,500       55,493       0.676



28 LUDLAM ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-426-328-12       09/09/2021   34S       401       130,000       17,019  
Occupancy           Style           %Good   ResidualValue   CostByManual       E.C.F.  
Single Family       1+ STORY       62           112,981       144,813       0.780



37 BUDLONG ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-426-305-03       07/02/2021   34S       401       90,500       9,500  
Occupancy           Style           %Good   ResidualValue   CostByManual       E.C.F.  
Single Family       TWO-STORY       45           81,000       110,362       0.734



8 E BACON ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-327-427-04       06/28/2021   34S       201       124,400       33,305  
Commercial Buildings:   ResidualValue   CostByManual       E.C.F.  
                                  91095                   277754           0.328



!!MULTI-PARCEL SALE!!

37 E ST JOE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-426-327-18       06/17/2021   34S       401       116,000       12,997  
Occupancy           Style           %Good   ResidualValue   CostByManual       E.C.F.  
Single Family       RANCH           53           103,003       107,011       0.963



8 W BACON ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-327-426-07       06/17/2021   34S       401       32,100       9,803  
Occupancy           Style           %Good   ResidualValue   CostByManual       E.C.F.  
Single Family       >1 STY < 3 BED   45           22,297       77,653       0.287



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11 BARRY ST  
Parcel Number           \*\*   Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-327-430-19           05/21/2021   34S           401           91,200       9,500  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO-STORY           51           81,700       92,198       0.886



65 S NORWOOD AVE  
Parcel Number           \*\*   Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-327-426-25           04/29/2021   34S           401           165,000      8,300  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO-STORY           75           156,700      199,395      0.786



19 GRISWOLD ST  
Parcel Number           \*\*   Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-426-329-09           04/14/2021   34S           401           78,000       9,500  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       MULTI               45           68,500       115,559      0.593



Neighborhoods Used: 34S.34S.WARDS 3 & 4 SOUTH 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	77,653
>1 STY => 3 BED	0	0	0	126,658	0	0
1 STY < 3 BED	0	0	0	0	0	0
1 STY => 3 BED	0	0	0	135,882	0	0
1+ STORY	0	0	0	144,813	0	412,479
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	288,085
LOG CABIN	0	0	0	0	0	0
MIXED USE	0	0	0	183,913	0	0
MODULAR (HUD)	0	0	0	0	0	0
MODULAR (STATE)	0	0	0	0	0	0
MULTI	0	0	0	233,227	0	203,293
RANCH	0	0	0	0	175,826	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	199,395	130,792	524,368	834,157
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,670,539  
 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 : 1,394,466

	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	22,297
>1 STY => 3 BED	0	0	0	98,200	0	0
1 STY < 3 BED	0	0	0	0	0	0
1 STY => 3 BED	0	0	0	150,500	0	0
1+ STORY	0	0	0	112,981	0	315,489
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	272,409
LOG CABIN	0	0	0	0	0	0
MIXED USE	0	0	0	135,535	0	0
MODULAR (HUD)	0	0	0	0	0	0
MODULAR (STATE)	0	0	0	0	0	0
MULTI	0	0	0	61,219	0	116,000
RANCH	0	0	0	0	130,023	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	156,700	119,543	488,132	775,847
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,954,875  
 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 : 561,375

		Statistics for this Analysis		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
35	22	29.75	38.32	1.031
After Application of E.C.F.s		13.31	20.16	1.015

	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)	0.287( 1)
>1 STY => 3 BED	1.000( 0)	1.000( 0)	1.000( 0)	0.775( 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)	1.108( 1)	1.000( 0)	1.000( 0)
1+ STORY	1.000( 0)	1.000( 0)	1.000( 0)	0.780( 1)	1.000( 0)	0.765( 4)
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)	0.946( 3)
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)	0.737( 1)	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)	0.262( 1)	1.000( 0)	0.571( 3)

