Neighborhoods Used: 3KENS.3KENS.WARD 3 KENSINGTON HEIGHTS

122 SPRING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-132-18	03/16/2023 3KENS	401	109,500	10,225

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY < 3 BED	47	99,275	84,153	1.180

96 GLENDALE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-131-09	06/28/2022 3KENS	401	***,***	9,560

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45	79,940	45,177	1.769

90 LEWIS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-132-12	02/11/2022 3KENS	401	50,000	33,200

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	45	16,800	67,882	0.247

!!MULTI-PARCEL SALE!!

88 GLENDALE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-131-13	08/27/2021 3KENS	401	42,000	9,980

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45	32,020	36,580	0.875

97 GLENDALE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-132-06	08/03/2021 3KENS	401	130,000	15,733

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66	114,267	128,182	0.891

Neighborhoods Used: 3KENS.3KENS.WARD 3 KENSINGTON HEIGHTS

<<<<<<<<<< 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	0	0	0
1 STY < 3 BED	0	0	0	0	0	84,153
1 STY => 3 BED	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	67,882
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	128,182	0	81,757
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	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 361,973
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	0	0	0
1 STY < 3 BED	0	0	0	0	0	99,275
1 STY => 3 BED	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	16,800
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	114,267	0	111,960
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	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 342,302
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
5	2	29.93	41.84	1.091
After Application of E.C.F.s		12.65	20.33	1.046

<<<<<<< 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)	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)	1.180(1)
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)	0.247(1)
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: 3KENS.3KENS.WARD 3 KENSINGTON HEIGHTS

RANCH	1.000(0)	1.000(0)	1.000(0)	0.891(1)	1.000(0)	1.369(2)
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)	1.000(0)	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. : 0.946 (5)
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): 3KENS - 3KENS.WARD 3 KENSINGTON HEIGHTS

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