Neighborhoods Used: 3W.3W.WARD 3 WESTERN ADDITION

64 SPRING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-252-03	09/02/2022 3W	401	90,000	8,300

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	45	81,700	81,533	1.002

66 SPRING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-252-02	01/14/2022 3W	401	85,500	13,015

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58	72,485	89,615	0.809

64 SPRING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-252-03	12/14/2021 3W	401	47,461	8,300

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	45	39,161	81,533	0.480

112 N NORWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-252-23	12/08/2021 3W	401	59,900	8,300

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY < 3 BED	47	51,600	54,801	0.942

Neighborhoods Used: 3W.3W.WARD 3 WESTERN 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	0	0	0
1 STY < 3 BED	0	0	0	0	0	54,801
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	89,615	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	0	0	163,067
	0	0	0	0	0	0

Total Single Family Costs by Manual : 307,482
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	51,600
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	72,485	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	0	0	120,861
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 244,946
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
4	0	21.69	28.62	1.053
After Application of E.C.F.s		17.11	24.06	1.053

<<<<<<< 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)	0.942(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)	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: 3W.3W.WARD 3 WESTERN ADDITION

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.809(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)	1.000(0)	1.000(0)	0.741(2)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.797 (4)
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): 3W - 3W.WARD 3 WESTERN 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