

Neighborhoods Used: 4F.4F.WARD 4 FERRIS ADDITION

100 BUDLONG ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-354-14       02/16/2023   4F       401       190,000       13,708  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       >1 STY => 3 BED   60       176,292       188,388       0.936



114 BUDLONG ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-354-17       01/23/2023   4F       401       79,000       9,500  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       >1 STY => 3 BED   45       69,500       83,910       0.828



19 CHARLES ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-356-06       12/05/2022   4F       401       126,500       9,500  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       >1 STY => 3 BED   57       117,000       102,151       1.145



20 CHARLES ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-356-19       09/02/2022   4F       401       125,000       9,500  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1+ STORY           69       115,500       152,023       0.760



111 BUDLONG ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-355-08       07/18/2022   4F       401       34,000       12,902  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       TWO-STORY       45       21,098       90,664       0.233



105 BUDLONG ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-355-06       07/11/2022   4F       401       174,000       14,714  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       TWO-STORY       62       159,286       136,020       1.171



116 BUDLONG ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-354-18       06/30/2022   4F       401       175,000       9,500  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       TWO-STORY       65       165,500       141,896       1.166



150 S BROAD ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-426-356-20       06/13/2022   4F       401       155,000       40,000  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       TWO-STORY       55       115,000       128,219       0.897



Neighborhoods Used: 4F.4F.WARD 4 FERRIS ADDITION

118 BUDLONG ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
006-426-354-19	03/02/2022 4F	401	140,000	10,512		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	>1 STY => 3 BED	50	129,488	104,704	1.237	



92 E SHARP ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
006-426-355-15	02/23/2022 4F	401	135,000	9,500		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	>1 STY => 3 BED	45	125,500	115,856	1.083	



108 BUDLONG ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
006-426-354-16	08/27/2021 4F	401	97,000	10,833		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	>1 STY => 3 BED	64	86,167	129,058	0.668	



20 CHARLES ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
006-426-355-19	07/28/2021 4F	401	110,000	9,500		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1+ STORY	69	100,500	152,023	0.661	





Neighborhoods Used: 4F.4F.WARD 4 FERRIS ADDITION

---

RANCH	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	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)	1.169 ( 2)	0.897 ( 1)	0.233 ( 1)
	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)

Single Family E.C.F. : 0.906 (12)  
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): 4F - 4F.WARD 4 FERRIS 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