

Neighborhoods Used: 4FULL.4FULL.WARD 4 FULLER'S (UNRECORDED)

44 CHARLES ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-435-102-13		09/12/2025	4FULL	401	401,000	104,781
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY => 3 BED	63	296,219	331,882	0.893	



Neighborhoods Used: 4FULL.4FULL.WARD 4 FULLER'S (UNRECORDED)

	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	0
1 STY => 3 BED	0	0	0	331,882	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	0	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	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 331,882
 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	0
1 STY => 3 BED	0	0	0	296,219	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	0	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	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 296,219
 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	Mean	Median
1	0	0.00	0.00	1.000	0.893	0.893
After Application of E.C.F.s		0.00	0.00	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)	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)	0.893(1)	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)

Single Family E.C.F.	:	0.893	(1)
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: 01/01/2023
Ending Date: 12/31/2025
Terms Selected: 15
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): 4FULL - 4FULL.WARD 4 FULLER'S (UNRECORDED)

```

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