Neighborhoods Used: 4N4SE.4N4SE.WARD 4 NEZ 4 SOUTHEAST ADDITION

225 E SOUTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-402-05	03/07/2023 4N4SE	401	90,000	9,814

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY => 3 BED	45	80,186	88,546	0.906

13 BARNARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-451-31	09/28/2022 4N4SE	401	60,000	10,602

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	57	49,398	77,041	0.641

24 LAKEVIEW CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-402-01	09/15/2022 4N4SE	401	155,000	10,670

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	45	144,330	82,168	1.757

139 GRISWOLD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-451-09	07/12/2022 4N4SE	401	49,000	9,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	45	39,500	62,354	0.633

141.5 GRISWOLD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-451-11	04/08/2022 4N4SE	401	38,000	9,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45	28,500	53,828	0.529

237 E SOUTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-426-402-18	03/28/2022 4N4SE	401	90,000	9,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DUPLEX	45	80,500	130,004	0.619

Neighborhoods Used: 4N4SE.4N4SE.WARD 4 NEZ 4 SOUTHEAST 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	0
1 STY => 3 BED	0	0	0	0	0	88,546
1+ STORY	0	0	0	0	0	62,354
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	130,004
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	53,828
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	77,041	82,168
	0	0	0	0	0	0

Total Single Family Costs by Manual : 493,941
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	0	0	80,186
1+ STORY	0	0	0	0	0	39,500
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	80,500
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	28,500
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	49,398	144,330
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 422,414
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
6	6	17.39	30.29	1.137
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)	1.000(0)	1.000(0)	0.906(1)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.633(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)	0.619(1)
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: 4N4SE.4N4SE.WARD 4 NEZ 4 SOUTHEAST ADDITION

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.529(1)
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)	0.641(1)	1.757(1)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.855 (6)
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): 4N4SE - 4N4SE.WARD 4 NEZ 4 SOUTHEAST 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