

10:32 AM

DB: Oakfield Twp 2023

Neighborhoods Used: RCND1.RURAL SITE CONDOS

11387 NE WILD POND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-17-251-019		02/22/2022		RCND1	401	381,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		332,000	209,783	1.583

11396 NE WELLMAN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-16-225-030		02/09/2022		RCND1	401	299,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	85		254,000	153,153	1.658

12617 NE MACCLAIN CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-03-405-013		12/09/2021		RCND1	401	425,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		331,904	223,498	1.485
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		43596		29357	1.485	

11234 NE WILD POND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-17-251-010		10/27/2021		RCND1	401	313,939
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		268,939	176,695	1.522

12211 NE HOLMDEN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-16-124-001		10/01/2021		RCND1	401	250,750
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	86		204,513	155,634	1.314

11418 NE LINDY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-16-225-006		08/16/2021		RCND1	401	301,800
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	82		266,800	162,968	1.637

11998 NE LAPPLEY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-08-301-001		07/23/2021		RCND1	401	287,641
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80		241,193	170,030	1.419
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		15540		10955	1.419	

12238 NE HOLMDEN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-16-124-041		07/14/2021		RCND1	401	287,138
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		242,138	184,333	1.314

11039 NE HIDDEN POND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-17-251-035		06/25/2021		RCND1	401	312,790
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		265,699	197,394	1.346

12322 NE HOLMDEN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-16-124-035		06/03/2021		RCND1	401	277,980
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		232,980	193,967	1.201

11311 NE WILD POND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-17-251-018		11/18/2020		RCND1	401	300,760
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	77		251,803	230,899	1.091

11453 NE HOLMDEN CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-16-124-026		09/30/2020		RCND1	401	295,526
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		246,026	172,405	1.427

11541 NE LINDY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-08-16-225-037		09/28/2020		RCND1	401	203,494
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		168,494	138,521	1.216

Neighborhoods Used: RCND1.RURAL SITE CONDOS

10526 NE GYPSY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-29-351-010	09/22/2020 RCND1	401	263,826	45,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	218,826	188,836	1.159

11660 NE MAGGIE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-16-225-025	08/19/2020 RCND1	401	235,442	38,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	196,942	141,234	1.394

11430 NE LINDY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-16-225-005	08/19/2020 RCND1	401	281,527	35,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	246,527	157,014	1.570

12266 NE HOLMDEN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-16-124-039	06/15/2020 RCND1	401	246,519	45,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83	201,519	175,071	1.151

Neighborhoods Used: RCND1.RURAL SITE CONDOS

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<<<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>
* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1 1/2 STY          3,031,435    3,031,435    3,031,435    3,031,435    3,031,435    3,031,435
1 1/4 STY          3,031,435    3,031,435    3,031,435    3,031,435    3,031,435    3,031,435
1 3/4 STY          3,031,435    3,031,435    3,031,435    3,031,435    3,031,435    3,031,435
1+ STY             3,031,435    3,031,435    3,031,435    3,031,435    3,031,435    3,031,435
2 STY              3,031,435    3,031,435    3,031,435    3,031,435    3,031,435    3,031,435
BI-LEVEL           3,031,435    3,031,435    3,031,435    3,031,435    3,031,435    3,031,435
LOG HOME           3,031,435    3,031,435    3,031,435    3,031,435    3,031,435    3,031,435
MOBILE HOME        3,031,435    3,031,435    3,031,435    3,031,435    3,031,435    3,031,435
MODULAR            3,031,435    3,031,435    3,031,435    3,031,435    3,031,435    3,031,435
RANCH              3,031,435    3,031,435    3,031,435    3,031,435    3,031,435    3,031,435
TRI-LEVEL          3,031,435    3,031,435    3,031,435    3,031,435    3,031,435    3,031,435
    
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Total Single Family Costs by Manual : 3,031,435
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 40,312
 Total Commercial Costs by Manual : 0

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<<<<<<<<<<<<      Single Family Sale Residual Values      >>>>>>>>>>
* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1 1/2 STY          4,170,303    4,170,303    4,170,303    4,170,303    4,170,303    4,170,303
1 1/4 STY          4,170,303    4,170,303    4,170,303    4,170,303    4,170,303    4,170,303
1 3/4 STY          4,170,303    4,170,303    4,170,303    4,170,303    4,170,303    4,170,303
1+ STY             4,170,303    4,170,303    4,170,303    4,170,303    4,170,303    4,170,303
2 STY              4,170,303    4,170,303    4,170,303    4,170,303    4,170,303    4,170,303
BI-LEVEL           4,170,303    4,170,303    4,170,303    4,170,303    4,170,303    4,170,303
LOG HOME           4,170,303    4,170,303    4,170,303    4,170,303    4,170,303    4,170,303
MOBILE HOME        4,170,303    4,170,303    4,170,303    4,170,303    4,170,303    4,170,303
MODULAR            4,170,303    4,170,303    4,170,303    4,170,303    4,170,303    4,170,303
RANCH              4,170,303    4,170,303    4,170,303    4,170,303    4,170,303    4,170,303
TRI-LEVEL          4,170,303    4,170,303    4,170,303    4,170,303    4,170,303    4,170,303
    
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Total Single Family Sale Residual Values : 4,170,303
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 59,136
 Total Commercial Sale Residual Values : 0

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<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>
# Valid # Invalid      Coefficient of      Coefficient of      Price Related
  Sales   Sales      Dispersion (%)      Variation (%)      Differential
    17      3          9.41          10.97          1.009
After Application of E.C.F.s  9.30          11.03          1.009
    
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<<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>>
* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1 1/2 STY          1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)
1 1/4 STY          1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)
1 3/4 STY          1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)
1+ STY             1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)
2 STY              1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)
BI-LEVEL           1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)
LOG HOME           1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)
MOBILE HOME        1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)
MODULAR            1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)
RANCH              1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)
TRI-LEVEL          1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)    1.376(17)
    
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Single Family E.C.F. : 1.376 (17)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.467 (2)
 Commercial E.C.F. : 1.000 (0)

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<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>
Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
    
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Neighborhoods Used: RCND1.RURAL SITE CONDOS

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices: X
Neighborhood(s): RCND1 - RURAL SITE CONDOS

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 3.00