

Neighborhoods Used: BLYVY.BAILEYV/MEAOK

13837 NE MEADOWOAK DR

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-08-13-377-001	01/03/2022 BLYVY	401	0	35,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95	-32,916	232,032	-0.142
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	-2084	14688	-0.142		



11265 NE SOUTH BAILEY VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-14-402-040	10/08/2021 BLYVY	401	265,000	35,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	79	230,000	202,366	1.137



11369 NE MEADOWOAK CT

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-08-13-377-004	09/16/2021 BLYVY	401	452,000	35,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	417,000	31,694	13.157



11395 NE NORTH BAILEY VLY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-14-203-001	06/14/2021 BLYVY	401	297,500	55,875	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	241,625	179,480	1.346



11455 NE NORTH BAILEY VLY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-14-203-004	06/03/2021 BLYVY	401	229,900	35,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	82	194,900	110,081	1.771



11450 NE NORTH BAILEY VLY

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-08-14-203-005	05/17/2021 BLYVY	401	0	35,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	80	-35,000	147,598	-0.237



13259 NE TWIN CREEK LN

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-08-14-402-032	04/15/2021 BLYVY	401	0	35,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	75	-35,000	245,116	-0.143



11110 NE SOUTH BAILEY VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-14-402-018	03/30/2021 BLYVY	401	280,000	35,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.



Neighborhoods Used: BLYVY.BAILEYV/MEAOK

Single Family RANCH 71 245,000 170,269 1.439
 11131 NE SOUTH BAILEY VALLEY DR
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 41-08-14-402-026 03/23/2021 BLYVY 401 0 35,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STY 71 -35,000 201,603 -0.174



11435 NE NORTH BAILEY VLY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-14-203-003 03/15/2021 BLYVY 401 254,750 35,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 80 219,750 133,028 1.652



11476 NE MEADOWOAK CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-13-377-006 11/13/2020 BLYVY 401 354,900 38,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 316,400 297,790 1.062



13323 NE TWIN CREEK LN
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 41-08-14-402-005 07/01/2020 BLYVY 401 0 35,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 STY 72 -35,000 229,531 -0.152



11245 NE SOUTH BAILEY VALLEY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-14-402-038 06/23/2020 BLYVY 401 310,000 35,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 275,000 269,050 1.022



11444 NE MEADOWOAK CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-13-377-007 04/29/2020 BLYVY 401 336,000 38,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 97 297,500 244,469 1.217



<<<<<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532
1 1/4 STY	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532
1 3/4 STY	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532
1+ STY	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532
2 STY	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532
BI-LEVEL	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532
LOG HOME	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532
MOBILE HOME	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532
MODULAR	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532
RANCH	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532
TRI-LEVEL	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532
	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532	1,606,532

Total Single Family Costs by Manual : 1,606,532
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0

Neighborhoods Used: BLYVY.BAILEYV/MEAOK

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 1/2 STY	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175
1 1/4 STY	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175
1 3/4 STY	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175
1+ STY	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175
2 STY	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175
BI-LEVEL	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175
LOG HOME	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175
MOBILE HOME	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175
MODULAR	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175
RANCH	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175
TRI-LEVEL	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175
	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175	2,020,175

Total Single Family Sale Residual Values : 2,020,175
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
8	6	12.64	15.47	0.985
After Application of E.C.F.s		13.42	16.46	0.984

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)
1 1/4 STY	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)
1 3/4 STY	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)
1+ STY	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)
2 STY	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)
BI-LEVEL	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)
LOG HOME	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)
MOBILE HOME	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)
MODULAR	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)
RANCH	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)
TRI-LEVEL	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)
	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)	1.257(8)

Single Family E.C.F. : 1.257 (8)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All

Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:

Neighborhood(s): BLYVY - BAILEYV/MEAOK

Neighborhoods Used: BLYVY.BAILEYV/MEAOK

	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