

Neighborhoods Used: NSCND.SITE CONDOS NORTH OF 14 MILE

12080 NE PINE CONE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-08-152-022 02/25/2022 NSCND 401 385,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 75 350,000 281,191 1.245



10580 NE COUNTRY AIR DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-08-326-018 02/15/2022 NSCND 401 301,000 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 85 256,000 178,691 1.433



12055 NE PINE CONE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-08-152-013 01/26/2022 NSCND 401 290,000 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 245,000 191,701 1.278



10614 NE COUNTRY AIR DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-08-326-017 08/27/2021 NSCND 401 287,100 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 85 242,100 163,906 1.477



11900 NE OAKFIELD VALLEY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-08-326-012 07/28/2021 NSCND 401 285,000 50,625
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 85 234,375 171,467 1.367



12132 NE BLUE SPRUCE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-08-152-026 07/02/2021 NSCND 401 337,100 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 85 292,100 203,917 1.432



11980 NE REDBERRY CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-07-326-014 06/28/2021 NSCND 401 335,000 49,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 95 285,500 247,593 1.153



10510 NE COUNTRY AIR DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-08-326-020 05/24/2021 NSCND 401 255,000 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 80 210,000 156,282 1.344



Neighborhoods Used: NSCND.SITE CONDOS NORTH OF 14 MILE

11911 NE REDBERRY CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-07-326-018 05/13/2021 NSCND 401 310,000 45,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 95 265,000 272,160 0.974



11688 NE REDBERRY CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-07-326-003 05/07/2021 NSCND 401 315,000 45,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 94 270,000 246,336 1.096



10695 NE BLUE SPRUCE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-08-152-030 02/19/2021 NSCND 401 300,000 45,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 255,000 230,874 1.104



10490 NE BLUE SPRUCE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-08-152-007 10/19/2020 NSCND 401 246,025 45,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 70 201,025 185,766 1.082



11803 NE REDBERRY CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-07-326-023 09/18/2020 NSCND 401 275,000 45,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 94 230,000 251,261 0.915



11815 NE OAKFIELD VALLEY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-08-326-015 08/07/2020 NSCND 401 227,000 45,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 85 182,000 148,291 1.227



10515 NE COUNTRY AIR DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-08-326-003 07/10/2020 NSCND 401 271,400 45,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 85 204,558 173,207 1.181
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 21842 18494 1.181



Neighborhoods Used: NSCND.SITE CONDOS NORTH OF 14 MILE

```
<<<<<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>>>>>>
* Style *                 91..100      81..90      71..80      61..70      51..60      0..50
1 1/2 STY                 3,102,643  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643
1 1/4 STY                 3,102,643  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643
1 3/4 STY                 3,102,643  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643
1+ STY                   3,102,643  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643
2 STY                    3,102,643  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643
BI-LEVEL                 3,102,643  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643
LOG HOME                 3,102,643  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643
MOBILE HOME              3,102,643  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643
MODULAR                  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643
RANCH                    3,102,643  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643
TRI-LEVEL                3,102,643  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643
                      3,102,643  3,102,643  3,102,643  3,102,643  3,102,643  3,102,643
```

Total Single Family Costs by Manual : 3,102,643
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 18,494
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                 3,722,658  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658
1 1/4 STY                 3,722,658  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658
1 3/4 STY                 3,722,658  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658
1+ STY                   3,722,658  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658
2 STY                    3,722,658  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658
BI-LEVEL                 3,722,658  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658
LOG HOME                 3,722,658  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658
MOBILE HOME              3,722,658  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658
MODULAR                  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658
RANCH                    3,722,658  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658
TRI-LEVEL                3,722,658  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658
                      3,722,658  3,722,658  3,722,658  3,722,658  3,722,658  3,722,658
```

Total Single Family Sale Residual Values : 3,722,658
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 21,842
Total Commercial Sale Residual Values : 0

```
<<<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>>>>
# Valid # Invalid      Coefficient of      Coefficient of      Price Related
 Sales   Sales          Dispersion (%)      Variation (%)      Differential
   15      2            9.60                11.65                1.002
After Application of E.C.F.s    9.90                12.08                1.001
```

```
<<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>>
* Style *                 91..100      81..90      71..80      61..70      51..60      0..50
1 1/2 STY                 1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)
1 1/4 STY                 1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)
1 3/4 STY                 1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)
1+ STY                   1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)
2 STY                    1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)
BI-LEVEL                 1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)
LOG HOME                 1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)
MOBILE HOME              1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)
MODULAR                  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)
RANCH                    1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)
TRI-LEVEL                1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)
                      1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)  1.200(15)
```

Single Family E.C.F. : 1.200 (15)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.181 (1)
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:
```

Neighborhoods Used: NSCND.SITE CONDOS NORTH OF 14 MILE

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): NSCND - SITE CONDOS NORTH OF 14 MILE

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