

Neighborhoods Used: RCND2.RURAL CONDOS W/ SEWER

8625 NE WILDCAT RUN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-31-353-013 09/08/2020 RCND2 401 256,566 65,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 79 191,566 156,342 1.225

8600 NE WILDCAT RUN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-31-353-019 10/07/2019 RCND2 401 260,378 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 225,378 165,126 1.365

9755 NE 10 MILE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-31-353-008 09/30/2019 RCND2 401 229,017 65,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 80 164,017 168,835 0.971

8550 NE WILDCAT RUN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-31-353-024 03/27/2019 RCND2 401 267,830 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 82 232,830 164,096 1.419

8565 NE PUMA TRL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-31-353-004 05/09/2018 RCND2 401 285,436 38,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 246,936 241,433 1.023

Neighborhoods Used: RCND2.RURAL CONDOS W/ SEWER

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

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
1 1/2 STY	895,832	895,832	895,832	895,832	895,832	895,832
1 1/4 STY	895,832	895,832	895,832	895,832	895,832	895,832
1 3/4 STY	895,832	895,832	895,832	895,832	895,832	895,832
1+ STY	895,832	895,832	895,832	895,832	895,832	895,832
2 STY	895,832	895,832	895,832	895,832	895,832	895,832
BI-LEVEL	895,832	895,832	895,832	895,832	895,832	895,832
LOG HOME	895,832	895,832	895,832	895,832	895,832	895,832
MOBILE HOME	895,832	895,832	895,832	895,832	895,832	895,832
MODULAR	895,832	895,832	895,832	895,832	895,832	895,832
RANCH	895,832	895,832	895,832	895,832	895,832	895,832
TRI-LEVEL	895,832	895,832	895,832	895,832	895,832	895,832
	895,832	895,832	895,832	895,832	895,832	895,832

Total Single Family Costs by Manual : 895,832
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 1/2 STY	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727
1 1/4 STY	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727
1 3/4 STY	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727
1+ STY	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727
2 STY	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727
BI-LEVEL	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727
LOG HOME	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727
MOBILE HOME	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727
MODULAR	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727
RANCH	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727
TRI-LEVEL	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727
	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727	1,060,727

Total Single Family Sale Residual Values : 1,060,727
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
5	0	11.35	12.73	1.003
After Application of E.C.F.s		11.32	12.73	1.002

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
1 1/2 STY	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)
1 1/4 STY	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)
1 3/4 STY	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)
1+ STY	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)
2 STY	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)
BI-LEVEL	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)
LOG HOME	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)
MOBILE HOME	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)
MODULAR	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)
RANCH	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)
TRI-LEVEL	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)
	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)	1.184 (5)

Single Family E.C.F. : 1.184 (5)
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: 04/01/2018
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:

Neighborhoods Used: RCND2.RURAL CONDOS W/ SEWER

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices: X
Neighborhood(s): RCND2 - RURAL CONDOS W/ SEWER

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