

Neighborhoods Used: CHAIN.BLUE, DEER, MORGAN LAKES

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13925 NE KEIBER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-24-327-014	09/02/2021 CHAIN	401	310,000	133,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STY	75	176,500	181,882	0.970

13995 NE PERCH LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-23-276-002	06/14/2021 CHAIN	401	245,000	157,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	49	78,450	50,094	1.566
Agricultural Buildings:					
		ResidualValue	CostByManual	E.C.F.	
		9050	5779	1.566	

13887 NE KEIBER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-24-327-011	12/23/2020 CHAIN	401	285,728	124,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67	161,228	136,020	1.185

10321 NE MORGAN MILLS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-24-302-004	11/20/2020 CHAIN	401	433,000	225,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	91	208,000	201,667	1.031

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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	519,569	519,569	519,569	519,569	519,569	519,569	
1 1/4 STY	519,569	519,569	519,569	519,569	519,569	519,569	
1 3/4 STY	519,569	519,569	519,569	519,569	519,569	519,569	
1+ STY	519,569	519,569	519,569	519,569	519,569	519,569	
2 STY	519,569	519,569	519,569	519,569	519,569	519,569	
BI-LEVEL	519,569	519,569	519,569	519,569	519,569	519,569	
LOG HOME	519,569	519,569	519,569	519,569	519,569	519,569	
MOBILE HOME	519,569	519,569	519,569	519,569	519,569	519,569	
MODULAR	519,569	519,569	519,569	519,569	519,569	519,569	
RANCH	519,569	519,569	519,569	519,569	519,569	519,569	
TRI-LEVEL	519,569	519,569	519,569	519,569	519,569	519,569	

Total Single Family Costs by Manual : 519,569  
 Total Mobile Home Costs by Manual : 50,094  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 5,779  
 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	545,728	545,728	545,728	545,728	545,728	545,728	
1 1/4 STY	545,728	545,728	545,728	545,728	545,728	545,728	
1 3/4 STY	545,728	545,728	545,728	545,728	545,728	545,728	
1+ STY	545,728	545,728	545,728	545,728	545,728	545,728	
2 STY	545,728	545,728	545,728	545,728	545,728	545,728	
BI-LEVEL	545,728	545,728	545,728	545,728	545,728	545,728	
LOG HOME	545,728	545,728	545,728	545,728	545,728	545,728	
MOBILE HOME	545,728	545,728	545,728	545,728	545,728	545,728	
MODULAR	545,728	545,728	545,728	545,728	545,728	545,728	
RANCH	545,728	545,728	545,728	545,728	545,728	545,728	
TRI-LEVEL	545,728	545,728	545,728	545,728	545,728	545,728	

Total Single Family Sale Residual Values : 545,728  
 Total Mobile Home Sale Residual Values : 78,450  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 9,050  
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	9	5.58	7.39	0.991
After Application of E.C.F.s				
		2.97	4.15	0.998

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 1/2 STY	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	
1 1/4 STY	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	
1 3/4 STY	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	
1+ STY	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	
2 STY	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	
BI-LEVEL	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	
LOG HOME	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	
MOBILE HOME	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	
MODULAR	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	
RANCH	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	
TRI-LEVEL	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	1.050( 3)	

Single Family E.C.F. : 1.050 (3)  
 Mobile Home E.C.F. : 1.566 (1)  
 Town Home E.C.F. : 1.000 (0)

