Neighborhoods Used: 100AG.FARMS, ORCHARDS, UTILITIES

14174 NE 14 MILE RD

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|---|---|---|---|---|
| 41-08-13-251-015 | 04/15/2020 100AG | 101 | 200,000 | 174,169 |

| Agricultural Buildings: | ResidualValue | CostByManual | E.C.F. |
|---|---|---|---|
| | 25831 | 15665 | 1.649 |

Neighborhoods Used: 100AG.FARMS, ORCHARDS, UTILITIES

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

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

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 15,665
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 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 1/4 STY | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 3/4 STY | 0 | 0 | 0 | 0 | 0 | 0 |
| 1+ STY | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 STY | 0 | 0 | 0 | 0 | 0 | 0 |
| BI-LEVEL | 0 | 0 | 0 | 0 | 0 | 0 |
| LOG HOME | 0 | 0 | 0 | 0 | 0 | 0 |
| MOBILE HOME | 0 | 0 | 0 | 0 | 0 | 0 |
| MODULAR | 0 | 0 | 0 | 0 | 0 | 0 |
| RANCH | 0 | 0 | 0 | 0 | 0 | 0 |
| TRI-LEVEL | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 |

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 25,831
Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

| # Valid Sales | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
|---|---|---|---|---|
| 1 | 5 | 0.00 | 0.00 | 1.000 |
| After Application of E.C.F.s | | 0.00 | 0.00 | 1.000 |

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

| * Style * | 91..100 | 81..90 | 71..80 | 61..70 | 51..60 | 0..50 |
|---|---|---|---|---|---|---|
| 1 1/2 STY | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| 1 1/4 STY | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| 1 3/4 STY | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| 1+ STY | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| 2 STY | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| BI-LEVEL | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| LOG HOME | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| MOBILE HOME | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| MODULAR | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| RANCH | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| TRI-LEVEL | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.649 (1)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2018
Ending Date: 01/13/2022
Terms Selected: 1
Analyze by Style:

Neighborhoods Used: 100AG.FARMS, ORCHARDS, UTILITIES

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 100AG - FARMS, ORCHARDS, UTILITIES

---

| | | | |
|---|---|---|---|
| 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 |