

Neighborhoods Used: BTWLK.BANKS, THOMAS, & WOODBECK LAKES

12731 NE SASSAFRAS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-01-351-001 03/14/2022 BTWLK 401 165,000 159,495
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 56 5,505 37,920 0.145



13033 NE HILL TOP DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-02-201-043 12/08/2020 BTWLK 401 175,096 25,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 66 150,096 143,181 1.048



13165 NE HILL TOP DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-02-201-002 06/01/2020 BTWLK 401 92,445 25,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 67,445 88,568 0.762



12531 NE SASSAFRAS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-01-351-020 08/16/2019 BTWLK 401 234,572 94,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 140,072 46,968 2.982



12587 NE SASSAFRAS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-01-351-013 07/01/2019 BTWLK 401 182,717 90,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 92,217 61,894 1.490



12500 NE HOLLY LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-02-351-012 06/28/2019 BTWLK 401 491,456 168,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 322,706 277,624 1.162



13128 NE HILL TOP DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-02-201-038 06/26/2019 BTWLK 401 106,656 25,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 53 81,656 85,060 0.960



12591 NE SASSAFRAS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-08-01-351-012 06/25/2019 BTWLK 401 151,619 92,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.



Neighborhoods Used: BTWLK.BANKS, THOMAS, & WOODBECK LAKES

LOG HOME	2,074,375	2,074,375	2,074,375	2,074,375	2,074,375	2,074,375
MOBILE HOME	2,074,375	2,074,375	2,074,375	2,074,375	2,074,375	2,074,375
MODULAR	2,074,375	2,074,375	2,074,375	2,074,375	2,074,375	2,074,375
RANCH	2,074,375	2,074,375	2,074,375	2,074,375	2,074,375	2,074,375
TRI-LEVEL	2,074,375	2,074,375	2,074,375	2,074,375	2,074,375	2,074,375
	2,074,375	2,074,375	2,074,375	2,074,375	2,074,375	2,074,375

Total Single Family Costs by Manual : 2,074,375
 Total Mobile Home Costs by Manual : 85,060
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 7,681
 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	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539
1 1/4 STY	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539
1 3/4 STY	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539
1+ STY	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539
2 STY	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539
BI-LEVEL	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539
LOG HOME	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539
MOBILE HOME	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539
MODULAR	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539
RANCH	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539
TRI-LEVEL	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539
	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539	2,650,539

Total Single Family Sale Residual Values : 2,650,539
 Total Mobile Home Sale Residual Values : 81,656
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 9,253
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
15	4	15.97	20.82	1.055
After Application of E.C.F.s		17.71	22.28	1.043

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)
1 1/4 STY	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)
1 3/4 STY	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)
1+ STY	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)
2 STY	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)
BI-LEVEL	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)
LOG HOME	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)
MOBILE HOME	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)
MODULAR	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)
RANCH	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)
TRI-LEVEL	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)
	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)	1.278 (14)

Single Family E.C.F. : 1.278 (14)
 Mobile Home E.C.F. : 0.960 (1)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.205 (2)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2018
 Ending Date: 03/31/2022

Neighborhoods Used: BTWLK.BANKS, THOMAS, & WOODBECK LAKES

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices: X

Neighborhood(s): BTWLK - BANKS, THOMAS, & WOODBECK LAKES -----

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