

Neighborhoods Used: SCRAM.SCRAM

10256 NE POPLAR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-08-19-228-007	12/13/2022	SCRAM 401	178,575	152,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	61	26,113	80,560
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	462	1425	0.324	

10839 NE NUGENT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-08-17-376-032	06/30/2022	SCRAM 401	349,000	245,251
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	75,283	71,141
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	28467	26901	1.058	

10480 NE SWEM ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-08-17-302-009	04/19/2022	SCRAM 401	185,093	180,321
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	36	4,772	24,603
				0.194

10370 NE SWEM ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-08-18-476-028	06/21/2021	SCRAM 401	456,389	218,066
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	88	238,323	209,780
				1.136

Neighborhoods Used: SCRAM.SCRAM

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Single Family Computed Costs by Manual

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	305,524	305,524	305,524	305,524	305,524	305,524
1 1/4 STY	305,524	305,524	305,524	305,524	305,524	305,524
1 3/4 STY	305,524	305,524	305,524	305,524	305,524	305,524
1+ STY	305,524	305,524	305,524	305,524	305,524	305,524
2 STY	305,524	305,524	305,524	305,524	305,524	305,524
2.5 STY	305,524	305,524	305,524	305,524	305,524	305,524
3 STY	305,524	305,524	305,524	305,524	305,524	305,524
3.5 STY	305,524	305,524	305,524	305,524	305,524	305,524
BI-LEVEL	305,524	305,524	305,524	305,524	305,524	305,524
LOG HOME	305,524	305,524	305,524	305,524	305,524	305,524
MOBILE HOME	305,524	305,524	305,524	305,524	305,524	305,524
MODULAR	305,524	305,524	305,524	305,524	305,524	305,524
RANCH	305,524	305,524	305,524	305,524	305,524	305,524
TRI-LEVEL	305,524	305,524	305,524	305,524	305,524	305,524
	305,524	305,524	305,524	305,524	305,524	305,524

Total Single Family Costs by Manual : 305,524

Total Mobile Home Costs by Manual : 80,560

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 28,325

Total Commercial Costs by Manual : 0

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Single Family Sale Residual Values

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	318,378	318,378	318,378	318,378	318,378	318,378
1 1/4 STY	318,378	318,378	318,378	318,378	318,378	318,378
1 3/4 STY	318,378	318,378	318,378	318,378	318,378	318,378
1+ STY	318,378	318,378	318,378	318,378	318,378	318,378
2 STY	318,378	318,378	318,378	318,378	318,378	318,378
2.5 STY	318,378	318,378	318,378	318,378	318,378	318,378
3 STY	318,378	318,378	318,378	318,378	318,378	318,378
3.5 STY	318,378	318,378	318,378	318,378	318,378	318,378
BI-LEVEL	318,378	318,378	318,378	318,378	318,378	318,378
LOG HOME	318,378	318,378	318,378	318,378	318,378	318,378
MOBILE HOME	318,378	318,378	318,378	318,378	318,378	318,378
MODULAR	318,378	318,378	318,378	318,378	318,378	318,378
RANCH	318,378	318,378	318,378	318,378	318,378	318,378
TRI-LEVEL	318,378	318,378	318,378	318,378	318,378	318,378
	318,378	318,378	318,378	318,378	318,378	318,378

Total Single Family Sale Residual Values : 318,378

Total Mobile Home Sale Residual Values : 26,113

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 28,929

Total Commercial Sale Residual Values : 0

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Statistics for this Analysis

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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	11.21	13.46	1.048
After Application of E.C.F.s		4.17	5.82	1.017

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Economic Condition Factor Estimates (# of data points)

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
1 1/4 STY	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
1 3/4 STY	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
1+ STY	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
2 STY	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
2.5 STY	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
3 STY	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
3.5 STY	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
BI-LEVEL	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
LOG HOME	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
MOBILE HOME	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
MODULAR	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
RANCH	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
TRI-LEVEL	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)
	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)	1.042(3)

Single Family E.C.F. : 1.042 (3)

Mobile Home E.C.F. : 0.324 (1)

Town Home E.C.F. : 1.000 (0)

Agricultural E.C.F. : 1.021 (2)

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DB: Oakfield Twp 2025

Commercial E.C.F. : 1.000 (0)

Starting Date: 04/01/2019

Ending Date: 03/31/2024

Terms Selected: 2

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): SCRAM - SCRAM

Minimum E.C.F. (Residential): 0.10

Minimum E.C.F. (Agricultural): 0.10

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00