

Neighborhoods Used: 100AG.FARMS, ORCHARDS, UTILITIES

10601 NE HARVARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-19-100-001	12/17/2021 100AG	101	750,000	532,332	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	55	147,787	97,235	1.520
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	69881	45978	1.520	!!MULTI-	

PARCEL SALE!!

14174 NE 14 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-13-251-015	04/15/2020 100AG	101	200,000	177,373	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	22627	16147	1.401		

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	97,235	97,235	97,235	97,235	97,235	97,235
1 1/4 STY	97,235	97,235	97,235	97,235	97,235	97,235
1 3/4 STY	97,235	97,235	97,235	97,235	97,235	97,235
1+ STY	97,235	97,235	97,235	97,235	97,235	97,235
2 STY	97,235	97,235	97,235	97,235	97,235	97,235
BI-LEVEL	97,235	97,235	97,235	97,235	97,235	97,235
LOG HOME	97,235	97,235	97,235	97,235	97,235	97,235
MOBILE HOME	97,235	97,235	97,235	97,235	97,235	97,235
MODULAR	97,235	97,235	97,235	97,235	97,235	97,235
RANCH	97,235	97,235	97,235	97,235	97,235	97,235
TRI-LEVEL	97,235	97,235	97,235	97,235	97,235	97,235

Total Single Family Costs by Manual : 97,235
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 62,125
 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	147,787	147,787	147,787	147,787	147,787	147,787
1 1/4 STY	147,787	147,787	147,787	147,787	147,787	147,787
1 3/4 STY	147,787	147,787	147,787	147,787	147,787	147,787
1+ STY	147,787	147,787	147,787	147,787	147,787	147,787
2 STY	147,787	147,787	147,787	147,787	147,787	147,787
BI-LEVEL	147,787	147,787	147,787	147,787	147,787	147,787
LOG HOME	147,787	147,787	147,787	147,787	147,787	147,787
MOBILE HOME	147,787	147,787	147,787	147,787	147,787	147,787
MODULAR	147,787	147,787	147,787	147,787	147,787	147,787
RANCH	147,787	147,787	147,787	147,787	147,787	147,787
TRI-LEVEL	147,787	147,787	147,787	147,787	147,787	147,787

Total Single Family Sale Residual Values : 147,787
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 92,508
 Total Commercial Sale Residual Values : 0

		Statistics for this Analysis		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	3.46	5.06	1.021
After Application of E.C.F.s		0.45	0.63	1.003

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)
1 1/4 STY	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)
1 3/4 STY	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)
1+ STY	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)
2 STY	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)
BI-LEVEL	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)
LOG HOME	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)
MOBILE HOME	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)
MODULAR	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)
RANCH	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)
TRI-LEVEL	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)	1.520(1)

Single Family E.C.F. : 1.520 (1)
 Mobile Home E.C.F. : 1.000 (0)

Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.489 (2)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All

Analyze by Style:
Neighborhoods Used: 100AG.FARMS, ORCHARDS, UTILITIES

Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
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