Neighborhoods Used: HORSE.HORSESHOE LAKE ESTATES

12533 NE HORSESHOE DR

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-08-02-326-019	09/17/2021	HORSE 401	0	163,048

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	-163,048	238,251	-0.684

12511 NE HORSESHOE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-08-02-326-021	07/30/2021	HORSE 401	800,000	192,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83	608,000	550,872	1.104

12511 NE HORSESHOE DR

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-08-02-326-021	07/30/2021	HORSE 401	0	192,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83	-192,000	550,872	-0.349

12533 NE HORSESHOE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-08-02-326-019	09/02/2020	HORSE 401	475,000	163,048

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	311,952	238,251	1.309

Neighborhoods Used: HORSE.HORSESHOE LAKE ESTATES

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	789,123	789,123	789,123	789,123	789,123	789,123
1 1/4 STY	789,123	789,123	789,123	789,123	789,123	789,123
1 3/4 STY	789,123	789,123	789,123	789,123	789,123	789,123
1+ STY	789,123	789,123	789,123	789,123	789,123	789,123
2 STY	789,123	789,123	789,123	789,123	789,123	789,123
BI-LEVEL	789,123	789,123	789,123	789,123	789,123	789,123
LOG HOME	789,123	789,123	789,123	789,123	789,123	789,123
MOBILE HOME	789,123	789,123	789,123	789,123	789,123	789,123
MODULAR	789,123	789,123	789,123	789,123	789,123	789,123
RANCH	789,123	789,123	789,123	789,123	789,123	789,123
TRI-LEVEL	789,123	789,123	789,123	789,123	789,123	789,123
	789,123	789,123	789,123	789,123	789,123	789,123

Total Single Family Costs by Manual : 789,123
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
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	919,952	919,952	919,952	919,952	919,952	919,952
1 1/4 STY	919,952	919,952	919,952	919,952	919,952	919,952
1 3/4 STY	919,952	919,952	919,952	919,952	919,952	919,952
1+ STY	919,952	919,952	919,952	919,952	919,952	919,952
2 STY	919,952	919,952	919,952	919,952	919,952	919,952
BI-LEVEL	919,952	919,952	919,952	919,952	919,952	919,952
LOG HOME	919,952	919,952	919,952	919,952	919,952	919,952
MOBILE HOME	919,952	919,952	919,952	919,952	919,952	919,952
MODULAR	919,952	919,952	919,952	919,952	919,952	919,952
RANCH	919,952	919,952	919,952	919,952	919,952	919,952
TRI-LEVEL	919,952	919,952	919,952	919,952	919,952	919,952
	919,952	919,952	919,952	919,952	919,952	919,952

Total Single Family Sale Residual Values : 919,952
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	2	4.51	6.68	0.988
After Application of E.C.F.s		5.50	8.23	0.985

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)
1 1/4 STY	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)
1 3/4 STY	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)
1+ STY	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)
2 STY	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)
BI-LEVEL	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)
LOG HOME	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)
MOBILE HOME	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)
MODULAR	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)
RANCH	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)
TRI-LEVEL	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)
	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)	1.166(2)

Single Family E.C.F. : 1.166 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)

Neighborhoods Used: HORSE.HORSESHOE LAKE ESTATES

Agricultural E.C.F. : 1.000 (0)
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:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): HORSE - HORSESHOE LAKE ESTATES ----------

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