

2024 RESIDENTIAL ECF STUDIES

Code	Description	ECF
Unit -		
		0.000
Unit F	- SYLVAN TOWNSHIP	
AGR 1	AGRICULTURAL 1 (25 TO 40)	1.000
AGR 2	AGRICULTURAL 2 (41 TO 100)	1.000
BLL	BUILDINGS ON LEASED LAND	1.000
CAVAN	CAVANAUGH LAKE	1.170
CAVLE	CAVANAUGH LAKE FARMS	0.880
CEDAR	CEDAR LAKE	1.140
CHHIL	CHELSEA HILLCREST	0.993
CHSP	CHELSEA SPRINGS	1.000
CHSP2	CHELSEA SPRINGS 2	1.000
COMM	COMMERCIAL	1.000
CROOK	CROOKED LAKE	1.360
DNR	DEPT OF NATURAL RESOURCES	1.000
EXE	EXEMPT	1.000
IND	INDUSTRIAL	1.000
PP	PERSONAL PROPERTY	1.000
RRSUB	RURAL SUBDIVISION	1.060
RURAL	RURAL GENERAL	1.073
SPRIN	SPRING LAKE	1.400
SYLCR	SYLVAN CROSSING	1.000
W/W	WALKER & WHEELER DRIVES	0.840
WSTCH	WESTCHESTER FARMS	0.900

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Neighborhoods Used: CAVAN - **CAVANAUGH LAKE**

1292 RIDGE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-08-280-018 11/22/2022 CAVAN 401 918,000 362,630
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 80 555,370 353,230 1.572



547 GLAZIER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-08-100-010 06/02/2022 CAVAN 401 1,850,000 527,899
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 80 1,322,101 599,141 2.207



241 GLAZIER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-08-405-040 06/01/2022 CAVAN 401 975,000 349,026
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 73 625,974 291,187 2.150



1538 RIDGE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-08-280-005 04/13/2022 CAVAN 001 400,800 251,748
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family ONE & 1/4 STY 55 149,052 62,994 2.366
 !!MULTI-PARCEL SALE!!



1546 RIDGE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-08-280-004 04/13/2022 CAVAN 001 434,200 251,364
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 182,836 130,469 1.401
 !!MULTI-PARCEL SALE!!



1716 RIDGE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-08-460-013 09/21/2021 CAVAN 401 850,000 622,156
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 227,844 258,640 0.881



225 GLAZIER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-08-405-045 07/12/2021 CAVAN 401 765,000 389,715
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 75 375,285 338,856 1.108



962 RIDGE CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-08-207-009 07/01/2021 CAVAN 401 400,000 268,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 131,500 104,089 1.263



2

Neighborhoods Used: CAVAN - CAVANAUGH LAKE

401 GLAZIER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
F -06-08-100-034	06/22/2021 CAVAN	401	1,659,000	976,565		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	68	682,435	712,195	0.958	



421 GLAZIER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
F -06-08-100-030	05/21/2021 CAVAN	401	1,400,000	831,001		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STORY	70	568,999	480,677	1.184	



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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	1	12.50	18.25	1.015
After Application of E.C.F.s				
		9.89	12.61	1.015

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI LEVEL	1.000(0)	1.000(0)	1.819(4)	1.035(4)	1.716(2)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.819(4)	1.035(4)	1.716(2)	1.000(0)
ONE & 1/2 STY	1.000(0)	1.000(0)	1.819(4)	1.035(4)	1.716(2)	1.000(0)
ONE & 1/4 STY	1.000(0)	1.000(0)	1.819(4)	1.035(4)	1.716(2)	1.000(0)
ONE & 3/4 STY	1.000(0)	1.000(0)	1.819(4)	1.035(4)	1.716(2)	1.000(0)
ONE STORY PLUS	1.000(0)	1.000(0)	1.819(4)	1.035(4)	1.716(2)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.819(4)	1.035(4)	1.716(2)	1.000(0)
TRI LEVEL	1.000(0)	1.000(0)	1.819(4)	1.035(4)	1.716(2)	1.000(0)
TWO STORY	1.000(0)	1.000(0)	1.819(4)	1.035(4)	1.716(2)	1.000(0)
TWO STORY PLUS	1.000(0)	1.000(0)	1.819(4)	1.035(4)	1.716(2)	1.000(0)

Single Family E.C.F. : 1.447 (10) **1.17**
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 1
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :

CAVANAUGH LAKE FARMS

Neighborhoods Used: CAVLE - CAVANAUGH LAKE FARMS

830 RIDGE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
F -06-05-305-025	10/31/2022	CAVLE 401	200,000	120,917		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	ONE & 3/4 STY	24	79,083	100,415	0.788	



834 JOSEPH CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
F -06-05-310-022	05/02/2022	CAVLE 401	790,000	103,366		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	84	680,133	797,269	0.853	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	6501	7621	0.853			



Due to the smaller number of properties in this ECF area and the limited number of sales within the 2 year study period of 4/01/2021 to 3/31/2023, support was given by sales in similar ECF areas.

Cavanaugh Lake Farms	2024 ECF = .88	Avg. of 2-5 acre sites on residential paved roads Class BC to A-5 and built 2000 on.
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Walker Wheeler	2024 ECF = .84	Avg. of 2-5 acre sites on residential paved roads Class BC to B-5 and built 2000 on.
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Neighborhoods Used: CAVLE - CAVANAUGH LAKE FARMS

Style	91..100	81..90	71..80	61..70	51..60	0..50
BI LEVEL	0	797,269	0	0	0	100,415
MOBILE HOME	0	797,269	0	0	0	100,415
ONE & 1/2 STY	0	797,269	0	0	0	100,415
ONE & 1/4 STY	0	797,269	0	0	0	100,415
ONE & 3/4 STY	0	797,269	0	0	0	100,415
ONE STORY PLUS	0	797,269	0	0	0	100,415
RANCH	0	797,269	0	0	0	100,415
TRI LEVEL	0	797,269	0	0	0	100,415
TWO STORY	0	797,269	0	0	0	100,415
TWO STORY PLUS	0	797,269	0	0	0	100,415

Total Single Family Costs by Manual : 897,684
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 7,621
 Total Commercial Costs by Manual : 0

Style	91..100	81..90	71..80	61..70	51..60	0..50
BI LEVEL	0	680,133	0	0	0	79,083
MOBILE HOME	0	680,133	0	0	0	79,083
ONE & 1/2 STY	0	680,133	0	0	0	79,083
ONE & 1/4 STY	0	680,133	0	0	0	79,083
ONE & 3/4 STY	0	680,133	0	0	0	79,083
ONE STORY PLUS	0	680,133	0	0	0	79,083
RANCH	0	680,133	0	0	0	79,083
TRI LEVEL	0	680,133	0	0	0	79,083
TWO STORY	0	680,133	0	0	0	79,083
TWO STORY PLUS	0	680,133	0	0	0	79,083

Total Single Family Sale Residual Values : 759,216
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 6,501
 Total Commercial Sale Residual Values : 0

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	3	1.87	2.70	0.989
After Application of E.C.F.s		0.00	0.00	1.000

Style	91..100	81..90	71..80	61..70	51..60	0..50
BI LEVEL	1.000(0)	0.853(1)	1.000(0)	1.000(0)	1.000(0)	0.788(1)
MOBILE HOME	1.000(0)	0.853(1)	1.000(0)	1.000(0)	1.000(0)	0.788(1)
ONE & 1/2 STY	1.000(0)	0.853(1)	1.000(0)	1.000(0)	1.000(0)	0.788(1)
ONE & 1/4 STY	1.000(0)	0.853(1)	1.000(0)	1.000(0)	1.000(0)	0.788(1)
ONE & 3/4 STY	1.000(0)	0.853(1)	1.000(0)	1.000(0)	1.000(0)	0.788(1)
ONE STORY PLUS	1.000(0)	0.853(1)	1.000(0)	1.000(0)	1.000(0)	0.788(1)
RANCH	1.000(0)	0.853(1)	1.000(0)	1.000(0)	1.000(0)	0.788(1)
TRI LEVEL	1.000(0)	0.853(1)	1.000(0)	1.000(0)	1.000(0)	0.788(1)
TWO STORY	1.000(0)	0.853(1)	1.000(0)	1.000(0)	1.000(0)	0.788(1)
TWO STORY PLUS	1.000(0)	0.853(1)	1.000(0)	1.000(0)	1.000(0)	0.788(1)

Single Family E.C.F. : 0.846 (2) **.88**
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.853 (1)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis
 Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 1
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :

①

CEDAR LAKE

Neighborhoods Used: CEDAR - CEDAR LAKE

4220 CEDAR LAKE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
F -06-09-480-029	06/12/2023 CEDAR	401	325,000	70,520	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	245,469	247,038	0.994
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	9011	9069	0.994		



63 CEDAR LAKE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
F -06-09-480-020	09/23/2022 CEDAR	401	250,000	86,858	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	70	163,142	127,365	1.281



70 CEDAR LAKE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
F -06-09-480-015	09/07/2021 CEDAR	401	302,000	105,396	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	65	196,604	219,467	0.896



Cedar Lake 2024 ECF = 1.14 smaller sites with predominantly cottage style homes

Due to the small number of properties in this ECF area and the limited number of sales within the 2-year study period of 4/01/2021 to 3/31/2023, support was given by sales outside this time frame and also by similar lake areas.



Neighborhoods Used: CEDAR - CEDAR LAKE

Single Family Computed Costs by Manual

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI LEVEL, MOBILE HOME, ONE & 1/2 STY, ONE & 1/4 STY, ONE & 3/4 STY, ONE STORY PLUS, RANCH, TRI LEVEL, TWO STORY, TWO STORY PLUS.

Total Single Family Costs by Manual : 593,870
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 9,069
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI LEVEL, MOBILE HOME, ONE & 1/2 STY, ONE & 1/4 STY, ONE & 3/4 STY, ONE STORY PLUS, RANCH, TRI LEVEL, TWO STORY, TWO STORY PLUS.

Total Single Family Sale Residual Values : 605,215
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 9,011
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 3, 0, 7.26, 9.68, 0.992.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI LEVEL, MOBILE HOME, ONE & 1/2 STY, ONE & 1/4 STY, ONE & 3/4 STY, ONE STORY PLUS, RANCH, TRI LEVEL, TWO STORY, TWO STORY PLUS.

Single Family E.C.F. : 1.019 (3) 1.14
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.994 (1)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
Ending Date: 10/01/2023
Terms Selected: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :

①

Neighborhoods Used: CHHIL

CHELSEA HILLCREST

1499 DUNCAN CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-315-013 03/11/2022 CHHIL 407 314,500 47,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 267,360 257,395 1.039



641 E BRISTOL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-315-017 12/03/2021 CHHIL 407 275,811 47,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 228,671 248,268 0.921



645 E BRISTOL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-315-016 12/03/2021 CHHIL 407 275,334 47,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 228,194 249,450 0.915



649 E BRISTOL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-315-015 12/01/2021 CHHIL 407 318,600 47,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 271,460 251,460 1.080



1474 DUNCAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-315-002 08/16/2021 CHHIL 407 305,374 57,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 248,234 256,763 0.967



1478 DUNCAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-315-003 08/03/2021 CHHIL 407 318,475 57,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 261,335 275,021 0.950



1470 DUNCAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-315-001 07/26/2021 CHHIL 407 314,175 57,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 257,035 256,999 1.000



1495 DUNCAN CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-315-012 06/25/2021 CHHIL 407 274,375 47,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 227,235 250,274 0.908



Neighborhoods Used: CHSP2 - **CHELSEA SPRINGS 2**

653 BRISTOL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-311-001 03/03/2023 CHSP2 407 469,900 47,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 99 422,760 313,062 1.350



661 BRISTOL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-311-003 02/24/2023 CHSP2 407 473,905 47,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 99 426,765 313,062 1.363



677 BRISTOL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-311-007 02/23/2023 CHSP2 407 358,398 47,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 99 311,258 313,062 0.994



673 BRISTOL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-311-006 02/21/2023 CHSP2 407 358,397 47,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 99 311,257 309,838 1.005



669 BRISTOL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-311-005 02/21/2023 CHSP2 407 359,900 47,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 99 312,760 308,642 1.013



676 BRISTOL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-311-008 02/21/2023 CHSP2 407 349,900 47,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 99 302,760 309,838 0.977



665 BRISTOL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-13-311-004 02/17/2023 CHSP2 407 384,900 47,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 99 337,760 309,838 1.090



neighborhoods Used: CHSP2 - CHELSEA SPRINGS 2

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI LEVEL, MOBILE HOME, ONE & 1/2 STY, ONE & 1/4 STY, ONE & 3/4 STY, ONE STORY PLUS, RANCH, TRI LEVEL, TWO STORY, TWO STORY PLUS.

Total Single Family Costs by Manual : 2,177,342
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

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI LEVEL, MOBILE HOME, ONE & 1/2 STY, ONE & 1/4 STY, ONE & 3/4 STY, ONE STORY PLUS, RANCH, TRI LEVEL, TWO STORY, TWO STORY PLUS.

Total Single Family Sale Residual Values : 2,425,320
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

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 7, 1, 8.20, 13.36, 1.015.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI LEVEL, MOBILE HOME, ONE & 1/2 STY, ONE & 1/4 STY, ONE & 3/4 STY, ONE STORY PLUS, RANCH, TRI LEVEL, TWO STORY, TWO STORY PLUS.

Single Family E.C.F. : 1.114 (7) 1.00
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :

1

Neighborhoods Used: CROOK - CROOKED LAKE

CROOKED LAKE

181 SHORE VIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-08-200-011 07/27/2022 CROOK 401 400,000 185,213
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 214,787 147,659 1.455
 !!MULTI-PARCEL SALE!!



2520 CROOKED LAKE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-06-400-012 07/15/2022 CROOK 401 300,000 217,535
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 82,465 65,904 1.251



211 SHORE VIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-08-235-013 06/21/2022 CROOK 401 340,000 195,428
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 60 144,572 105,335 1.372



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<<<<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
# Valid  # Invalid     Coefficient of      Coefficient of      Price Related
Sales     Sales           Dispersion (%)      Variation (%)        Differential
   3       2              4.24                5.19                1.006
After Application of E.C.F.s   1.03                1.26                1.001
    
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<<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>

* Style *           91..100     81..90      71..80      61..70      51..60      0..50
BI LEVEL           1.000( 0)    1.000( 0)   1.000( 0)   1.455( 1)   1.326( 2)   1.000( 0)
MOBILE HOME        1.000( 0)    1.000( 0)   1.000( 0)   1.455( 1)   1.326( 2)   1.000( 0)
ONE & 1/2 STY      1.000( 0)    1.000( 0)   1.000( 0)   1.455( 1)   1.326( 2)   1.000( 0)
ONE & 1/4 STY      1.000( 0)    1.000( 0)   1.000( 0)   1.455( 1)   1.326( 2)   1.000( 0)
ONE & 3/4 STY      1.000( 0)    1.000( 0)   1.000( 0)   1.455( 1)   1.326( 2)   1.000( 0)
ONE STORY PLUS     1.000( 0)    1.000( 0)   1.000( 0)   1.455( 1)   1.326( 2)   1.000( 0)
RANCH              1.000( 0)    1.000( 0)   1.000( 0)   1.455( 1)   1.326( 2)   1.000( 0)
TRI LEVEL          1.000( 0)    1.000( 0)   1.000( 0)   1.455( 1)   1.326( 2)   1.000( 0)
TWO STORY          1.000( 0)    1.000( 0)   1.000( 0)   1.455( 1)   1.326( 2)   1.000( 0)
TWO STORY PLUS     1.000( 0)    1.000( 0)   1.000( 0)   1.455( 1)   1.326( 2)   1.000( 0)
                   1.000( 0)    1.000( 0)   1.000( 0)   1.455( 1)   1.326( 2)   1.000( 0)
    
```

Single Family E.C.F. : 1.385 (3) **1.36**
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

```

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
    
```

①

Neighborhoods Used: RURAL - **RURAL GENERAL**

1992 HOPPE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-20-400-007 02/21/2023 RURAL 401 385,000 109,263
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family ONE & 3/4 STY 65 246,998 190,262 1.298
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 28739 22138 1.298



991 RIDGE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-08-200-026 02/01/2023 RURAL 401 450,000 72,538
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 377,462 331,334 1.139



19350 IVEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-02-200-005 12/30/2022 RURAL 401 302,500 96,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 56 206,200 208,504 0.989



19490 OLD US 12
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-14-300-026 12/01/2022 RURAL 401 600,000 190,840
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 380,462 314,625 1.209
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 28698 23732 1.209



19835 IVEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-02-400-003 11/28/2022 RURAL 401 298,000 57,946
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 240,054 147,375 1.629



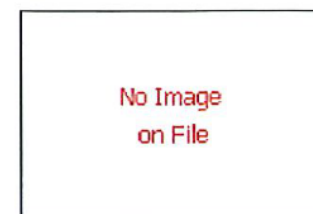
16150 KILMER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-17-300-007 10/20/2022 RURAL 401 260,000 73,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 179,145 151,153 1.185
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7855 6628 1.185



2610 SIMPSON DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-32-400-004 09/22/2022 RURAL 401 425,000 161,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 80 256,013 262,862 0.974
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7847 8057 0.974



17360 OLD US 12
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-21-300-024 09/15/2022 RURAL 401 160,000 80,930
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 79070 62106 1.273



2

Neighborhoods Used: RURAL - RURAL GENERAL

19342 IVEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-02-100-023 08/24/2022 RURAL 401 482,500 80,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 85 388,129 356,790 1.088
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13571 12476 1.088



19560 BUSH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-02-400-011 08/24/2022 RURAL 401 352,000 64,030
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 280,629 204,777 1.370
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7341 5357 1.370



5480 CONWAY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-10-100-007 08/23/2022 RURAL 401 478,000 64,290
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 413,710 424,165 0.975



19750 IVEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-02-100-011 08/18/2022 RURAL 401 384,900 57,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 327,760 255,055 1.285



1540 SYLVAN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-28-100-016 08/16/2022 RURAL 401 485,000 74,177
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family ONE & 1/2 STY 85 410,823 320,970 1.280



2021 PIERCE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-03-300-030 07/06/2022 RURAL 401 620,000 57,650
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 97 562,350 572,396 0.982



17778 CAVANAUGH LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-10-300-022 07/01/2022 RURAL 401 672,500 134,518
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 508,220 390,451 1.302
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 29762 22866 1.302



6900 LINGANE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-03-200-009 06/22/2022 RURAL 401 415,000 60,260
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 339,403 288,713 1.176
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 15337 13047 1.176



Neighborhoods Used: RURAL - RURAL GENERAL

17409 CAVANAUGH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-16-100-025	06/14/2022	RURAL 401	392,000	70,010
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	303,793	251,160
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	18197	15044	1.210	



17300 FAHRNER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-21-200-012	05/26/2022	RURAL 401	273,000	57,140
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	70	195,325	134,509
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	20535	14141	1.452	



6501 CONWAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-02-200-010	05/20/2022	RURAL 401	527,500	65,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE & 1/2 STY	80	439,448	343,113
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22852	17842	1.281	



17850 OLD US 12

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-21-185-006	05/16/2022	RURAL 401	320,000	58,932
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	261,068	198,712
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22852	17842	1.281	



2632 SIMPSON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-32-400-008	05/13/2022	RURAL 401	490,000	85,797
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	378,626	430,655
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	25577	29091	0.879	



4201 CONWAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-300-015	05/06/2022	RURAL 401	353,750	59,350
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	290,823	223,787
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3577	2752	1.300	



6001 TORY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-10-100-028	05/04/2022	RURAL 401	430,000	85,908
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	338,086	260,434
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6006	4627	1.298	



1355 LIEBECK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-28-300-010	04/29/2022	RURAL 401	680,000	168,665
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	75	496,503	607,279
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14832	18141	0.818	



1
 Neighborhoods Used: RURAL - RURAL GENERAL

4505 KALMBACH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-16-200-008 04/29/2022 RURAL 401 340,000 87,560
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI LEVEL 70 252,440 206,866 1.220



16977 WINTERS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-17-400-006 04/22/2022 RURAL 401 365,000 57,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 302,875 268,289 1.129
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4985 4416 1.129



19025 OLD US 12
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-15-400-005 03/28/2022 RURAL 401 590,000 76,510
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 513,490 475,882 1.079



16501 WINTERS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-17-400-035 01/21/2022 RURAL 401 515,000 80,220
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family ONE & 1/2 STY 70 434,780 404,872 1.074



6950 LINGANE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-03-200-013 01/14/2022 RURAL 401 549,000 163,821
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 70 374,528 425,189 0.881
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10651 12092 0.881



15771 CAVANAUGH LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-07-400-035 12/22/2021 RURAL 401 554,800 59,090
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 80 495,710 519,449 0.954



16010 KILMER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-17-300-006 12/17/2021 RURAL 401 300,000 59,090
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 240,910 181,013 1.331



4087 MUSBACH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-17-200-002 12/17/2021 RURAL 401 310,000 58,638
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 248,800 202,084 1.231
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2562 2081 1.231



5

Neighborhoods Used: RURAL - RURAL GENERAL

2910 NOTTEN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-19-200-012 12/15/2021 RURAL 401 355,000 60,650
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family ONE & 3/4 STY 75 268,970 236,048 1.139
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 25380 22273 1.139



3663 M 52
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-25-300-004 12/07/2021 RURAL 401 330,000 57,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 70 267,177 253,697 1.053
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5683 5397 1.053



16970 WINTERS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-17-400-007 11/23/2021 RURAL 401 275,000 57,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 217,860 227,459 0.958



18350 BUSH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-03-300-029 11/18/2021 RURAL 401 533,500 124,312
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 80 394,522 369,988 1.066
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14666 13754 1.066



1024 LIEBECK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-32-100-003 11/15/2021 RURAL 401 465,000 95,094
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 356,574 357,968 0.996
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13332 13384 0.996



18265 GARVEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-15-200-031 11/03/2021 RURAL 401 295,000 81,450
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 213,550 254,798 0.838



18251 GARVEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-15-200-037 10/12/2021 RURAL 401 332,000 90,208
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family ONE & 1/2 STY 82 221,478 245,673 0.902
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 20314 22533 0.902



2989 KALMBACH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-21-200-003 10/07/2021 RURAL 401 365,000 92,755
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 75 251,571 235,083 1.070
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 20674 19319 1.070



6

Neighborhoods Used: RURAL - RURAL GENERAL

4885 KALMBACH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-16-200-015 09/28/2021 RURAL 401 594,513 108,673
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 82 472,892 553,380 0.855
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 12948 15152 0.855



6705 LINGANE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-03-100-024 09/20/2021 RURAL 401 264,000 57,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 199,612 216,121 0.924
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7248 7848 0.924



2915 SYLVAN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-33-400-006 09/09/2021 RURAL 401 475,000 157,310
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 317,690 303,132 1.048



6650 LINGANE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-03-200-023 09/01/2021 RURAL 401 550,000 137,446
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 412,554 431,712 0.956



19400 IVEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-02-100-022 08/06/2021 RURAL 401 675,000 104,330
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 539,006 433,797 1.243
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 31664 25483 1.243



1371 NOTTEN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-30-100-009 08/02/2021 RURAL 401 340,000 66,666
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 273,334 302,620 0.903



4625 LOVELAND RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-07-200-011 08/02/2021 RURAL 401 315,000 58,390
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family ONE & 1/2 STY 75 256,610 233,958 1.097



16920 HEIM RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-32-400-023 07/30/2021 RURAL 401 450,000 77,420
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 332,144 353,045 0.941
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 40436 42980 0.941



7

Neighborhoods Used: RURAL - RURAL GENERAL

3600 WALTROUS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-25-400-012 07/21/2021 RURAL 401 623,000 166,468
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 80 456,532 492,471 0.927



6355 CONWAY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-02-200-007 07/16/2021 RURAL 401 605,000 181,095
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family ONE & 1/2 STY 85 413,443 371,110 1.114
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10462 9391 1.114



18500 CAVANAUGH LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-10-300-010 06/29/2021 RURAL 401 225,000 59,319
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 148,550 151,787 0.979
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 17131 17504 0.979



19540 BUSH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-02-400-009 06/25/2021 RURAL 401 260,000 57,515
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family ONE & 3/4 STY 75 202,485 196,297 1.032



15660 CAVANAUGH LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-07-400-009 06/21/2021 RURAL 401 435,000 57,754
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 372,166 310,327 1.199
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5080 4236 1.199



6100 LINGANE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-03-300-012 06/18/2021 RURAL 401 378,000 62,470
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 298,775 268,267 1.114
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 16755 15044 1.114



2021 PIERCE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-03-300-030 06/14/2021 RURAL 401 472,000 57,650
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 97 414,350 572,396 0.724



19695 OLD US 12
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-14-200-013 06/11/2021 RURAL 401 420,000 61,511
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 75 358,489 374,075 0.958



Neighborhoods Used: RURAL - RURAL GENERAL

4040 MUSBACH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-17-200-004 06/10/2021 RURAL 401 400,600 82,640
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 80 297,778 269,494 1.105
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 20182 18265 1.105



!!MULTI-PARCEL SALE!!

4040 MUSBACH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-17-200-011 06/10/2021 RURAL 401 400,600 82,640
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 80 297,778 269,494 1.105
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 20182 18265 1.105



!!MULTI-PARCEL SALE!!

4040 MUSBACH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-17-200-011 06/10/2021 RURAL 401 445,100 76,640
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 80 345,073 269,494 1.280
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 23387 18265 1.280



15525 CAVANAUGH LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-07-400-015 05/28/2021 RURAL 401 780,000 207,604
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 76 572,396 713,922 0.802



6000 TORY LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-10-100-025 05/28/2021 RURAL 401 475,000 82,750
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family ONE & 3/4 STY 78 346,338 297,986 1.162
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 45912 39502 1.162



19940 OLD US 12
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-14-100-014 05/26/2021 RURAL 401 483,000 167,642
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 245,689 271,673 0.904
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 69669 77037 0.904



19760 IVEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-02-100-009 05/21/2021 RURAL 401 495,000 161,270
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 75 297,340 254,985 1.166
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 36390 31207 1.166



16714 WINTERS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-17-101-008 05/20/2021 RURAL 401 454,000 75,470
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 95 378,530 498,262 0.760



Neighborhoods Used: RURAL - RURAL GENERAL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-02-100-018	04/20/2021 RURAL	401	354,000	57,140
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI LEVEL	75	282,483	220,789
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14377	11237	1.279	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-19-200-011	04/16/2021 RURAL	401	253,000	62,893
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	178,282	183,889
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	11825	12197	0.970	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-300-002	04/01/2021 RURAL	401	230,000	78,590
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE & 1/4 STY	65	136,368	180,574
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	15042	19918	0.755	



Statistics for this Analysis	
# Valid Sales	# Invalid Sales
67	14
Coefficient of Dispersion (%)	Coefficient of Variation (%)
11.07	13.65
Price Related Differential	
0.992	
After Application of E.C.F.s	10.32

Economic Condition Factor Estimates (# of data points)

* Style *	1.00	1.00	1.11	1.11	1.11	0.50
BI LEVEL	0.825(3)	1.014(6)	1.071(43)	1.092(13)	0.989(1)	1.000(0)
MOBILE HOME	0.825(3)	1.014(6)	1.071(43)	1.092(13)	0.989(1)	1.000(0)
ONE & 1/2 STY	0.825(3)	1.014(6)	1.071(43)	1.092(13)	0.989(1)	1.000(0)
ONE & 1/4 STY	0.825(3)	1.014(6)	1.071(43)	1.092(13)	0.989(1)	1.000(0)
ONE & 3/4 STY	0.825(3)	1.014(6)	1.071(43)	1.092(13)	0.989(1)	1.000(0)
ONE STORY PLUS	0.825(3)	1.014(6)	1.071(43)	1.092(13)	0.989(1)	1.000(0)
RANCH	0.825(3)	1.014(6)	1.071(43)	1.092(13)	0.989(1)	1.000(0)
TRI LEVEL	0.825(3)	1.014(6)	1.071(43)	1.092(13)	0.989(1)	1.000(0)
TWO STORY	0.825(3)	1.014(6)	1.071(43)	1.092(13)	0.989(1)	1.000(0)
TWO STORY PLUS	0.825(3)	1.014(6)	1.071(43)	1.092(13)	0.989(1)	1.000(0)

Single Family E.C.F. : 1.048 (66)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.090 (42)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 1
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :

①

Neighborhoods Used: RRSUB - **RURAL SUBDIVISION**

111 ARDEN LANE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-01-400-016 01/24/2023 RRSUB 401 196,500 67,250
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 48 129,250 117,468 1.100



120 ARDEN LANE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-01-400-013 12/23/2022 RRSUB 401 410,000 67,972
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family ONE & 1/2 STY 75 342,028 298,812 1.145



122 ARDEN LANE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-01-400-014 12/01/2022 RRSUB 401 264,900 67,498
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 197,402 181,229 1.089



17226 CAROLINA TRACE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-20-400-002 08/01/2022 RRSUB 401 537,000 173,017
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI LEVEL 75 328,150 298,611 1.099
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 35833 32608 1.099



3814 QUEEN OAKS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-14-200-038 07/28/2022 RRSUB 401 405,000 79,370
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 75 325,630 246,772 1.320



3785 QUEEN OAKS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-14-200-002 07/19/2022 RRSUB 401 368,000 136,275
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 231,725 214,848 1.079



17980 SPRUCE RUN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-16-100-029 07/18/2022 RRSUB 401 840,000 191,235
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 648,765 616,704 1.052



17237 LANDS END
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-21-300-007 03/11/2022 RRSUB 401 430,000 164,890
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 75 265,110 260,019 1.020



WALKER WHEELER

Neighborhoods Used: W/W - WALKER & WHEELER DRIVES

2520 WALKER WAY						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
F -06-36-400-020	09/24/2021 W/W	401	650,000	78,290		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	85	571,710	699,478	0.817	



2511 WALKER WAY						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
F -06-36-400-022	09/18/2020 W/W	401	549,900	91,834		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STORY	84	458,066	614,265	0.746	



2517 WALKER WAY						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
F -06-36-400-021	04/08/2020 W/W	401	580,000	84,009		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STORY	73	455,162	658,822	0.691	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	40829	59098	0.691			



Walker Wheeler 2024 ECF = .84 Avg. of 2-5 acre sites on residential paved roads.
 Class BC to B-5 and built 2000 on.

Due to the smaller number of properties in this ECF area and the limited number of sales within the 2-year study period of 4/01/2021 to 3/31/2023, support was given by sales outside this time frame and in similar ECF areas.

Cavanaugh Lake Farms 2024 ECF = .88 Avg. of 2-5 acre sites on residential paved roads.
 Class BC to A-5 and built 2000 on.

Neighborhoods Used: W/W - WALKER & WHEELER DRIVES

```

<<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>>
* Style *          91..100      81..90      71..80      61..70      51..60      0..50
BI LEVEL           0      1,313,743    658,822      0           0           0
MOBILE HOME       0      1,313,743    658,822      0           0           0
ONE & 1/2 STY    0      1,313,743    658,822      0           0           0
ONE & 1/4 STY    0      1,313,743    658,822      0           0           0
ONE & 3/4 STY    0      1,313,743    658,822      0           0           0
ONE STORY PLUS   0      1,313,743    658,822      0           0           0
RANCH             0      1,313,743    658,822      0           0           0
TRI LEVEL        0      1,313,743    658,822      0           0           0
TWO STORY        0      1,313,743    658,822      0           0           0
TWO STORY PLUS   0      1,313,743    658,822      0           0           0
    
```

Total Single Family Costs by Manual : 1,972,565
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 59,098
 Total Commercial Costs by Manual : 0

```

<<<<<<<<<<<      Single Family Sale Residual Values      >>>>>>>>>>>
* Style *          91..100      81..90      71..80      61..70      51..60      0..50
BI LEVEL           0      1,029,776    455,162      0           0           0
MOBILE HOME       0      1,029,776    455,162      0           0           0
ONE & 1/2 STY    0      1,029,776    455,162      0           0           0
ONE & 1/4 STY    0      1,029,776    455,162      0           0           0
ONE & 3/4 STY    0      1,029,776    455,162      0           0           0
ONE STORY PLUS   0      1,029,776    455,162      0           0           0
RANCH             0      1,029,776    455,162      0           0           0
TRI LEVEL        0      1,029,776    455,162      0           0           0
TWO STORY        0      1,029,776    455,162      0           0           0
TWO STORY PLUS   0      1,029,776    455,162      0           0           0
    
```

Total Single Family Sale Residual Values : 1,484,938
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 40,829
 Total Commercial Sale Residual Values : 0

```

<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
# Valid # Invalid     Coefficient of      Coefficient of      Price Related
Sales   Sales        Dispersion (%)     Variation (%)       Differential
   3         1         4.83              5.91                1.003
After Application of E.C.F.s 2.62              3.21                1.002
    
```

```

<<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>>
* Style *          91..100      81..90      71..80      61..70      51..60      0..50
BI LEVEL           1.000( 0)    0.784( 2)    0.691( 1)    1.000( 0)    1.000( 0)    1.000( 0)
MOBILE HOME       1.000( 0)    0.784( 2)    0.691( 1)    1.000( 0)    1.000( 0)    1.000( 0)
ONE & 1/2 STY    1.000( 0)    0.784( 2)    0.691( 1)    1.000( 0)    1.000( 0)    1.000( 0)
ONE & 1/4 STY    1.000( 0)    0.784( 2)    0.691( 1)    1.000( 0)    1.000( 0)    1.000( 0)
ONE & 3/4 STY    1.000( 0)    0.784( 2)    0.691( 1)    1.000( 0)    1.000( 0)    1.000( 0)
ONE STORY PLUS   1.000( 0)    0.784( 2)    0.691( 1)    1.000( 0)    1.000( 0)    1.000( 0)
RANCH            1.000( 0)    0.784( 2)    0.691( 1)    1.000( 0)    1.000( 0)    1.000( 0)
TRI LEVEL        1.000( 0)    0.784( 2)    0.691( 1)    1.000( 0)    1.000( 0)    1.000( 0)
TWO STORY        1.000( 0)    0.784( 2)    0.691( 1)    1.000( 0)    1.000( 0)    1.000( 0)
TWO STORY PLUS   1.000( 0)    0.784( 2)    0.691( 1)    1.000( 0)    1.000( 0)    1.000( 0)
    
```

Single Family E.C.F. : 0.753 (3) **.84**
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.691 (1)
 Commercial E.C.F. : 1.000 (0)

```

<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
Starting Date: 04/01/2020
Ending Date: 08/01/2023
Terms Selected: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
    
```

①

Neighborhoods Used: WSTCH **WESTCHESTER FARMS**

233 CAMPOLINA ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-038 02/23/2023 WSTCH 401 535,282 57,395
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 98 477,887 416,722 1.147



19916 BRETON CT EAST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-045 01/30/2023 WSTCH 401 512,186 57,395
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 98 454,791 445,284 1.021



19925 BRETON CT EAST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-053 01/12/2022 WSTCH 401 485,000 57,480
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 97 427,520 478,619 0.893



19926 BRETON CT EAST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-050 12/02/2022 WSTCH 401 614,164 59,485
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 98 554,679 580,528 0.955



19914 BRETON CT EAST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-044 11/09/2022 WSTCH 401 463,696 56,885
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 98 406,811 508,322 0.800



19915 BRETON CT EAST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-058 11/03/2022 WSTCH 401 361,573 59,855
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 98 301,718 331,812 0.909



19919 BRETON CT EAST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-056 10/21/2022 WSTCH 401 381,268 56,885
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 98 324,383 326,519 0.993



19922 BRETON CT EAST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-048 10/12/2022 WSTCH 401 422,369 56,885
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 98 365,484 399,148 0.916



Neighborhoods Used: WSTCH - WESTCHESTER FARMS

19905 BRETON CT WEST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-028 09/30/2022 WSTCH 401 504,410 56,970
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 98 447,440 514,022 0.870



19911 BRETON CT WEST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-025 09/16/2022 WSTCH 401 435,000 59,400
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 98 375,600 386,330 0.972



200 CAMPOLINA ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-036 08/30/2022 WSTCH 401 397,533 56,970
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 98 340,563 399,083 0.853



19903 BRETON CT WEST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-029 07/29/2022 WSTCH 401 679,695 56,970
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 98 622,725 599,083 1.039



19906 BRETON CT WEST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-033 07/28/2022 WSTCH 401 529,531 56,970
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 472,561 460,585 1.026



19924 BRETON CT EAST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-049 07/18/2022 WSTCH 401 482,316 59,430
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO STORY 98 422,886 480,274 0.881



215 CAMPOLINA ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-041 06/29/2022 WSTCH 401 446,253 56,970
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 389,283 436,556 0.892



206 CAMPOLINA ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 F -06-11-410-037 06/21/2022 WSTCH 401 479,543 56,970
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 422,573 432,981 0.976



Neighborhoods Used: WSTCH - WESTCHESTER FARMS

19911 BRETON CT WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
F -06-11-410-025	06/15/2022 WSTCH	401	371,993	59,400	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	312,593	386,330	0.809



19929 BRETON CT EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
F -06-11-410-051	05/20/2022 WSTCH	401	465,355	57,850	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	407,505	468,938	0.869



19910 BRETON CT WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
F -06-11-410-035	05/16/2022 WSTCH	401	427,810	56,970	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	370,840	439,701	0.843



19908 BRETON CT WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
F -06-11-410-034	05/13/2022 WSTCH	401	391,111	56,970	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	334,141	400,601	0.834



126 CAMPOLINA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
F -06-11-410-004	03/01/2022 WSTCH	401	376,374	56,970	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	319,404	330,249	0.967



19921 BRETON CT EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
F -06-11-410-055	02/23/2022 WSTCH	401	379,623	59,825	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	319,798	336,575	0.950



209 CAMPOLINA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
F -06-11-410-042	02/14/2022 WSTCH	401	410,225	56,970	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	353,255	408,136	0.866



19918 BRETON CT EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
F -06-11-410-046	02/10/2022 WSTCH	401	372,771	56,970	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	315,801	340,852	0.927



Neighborhoods Used: WSTCH - WESTCHESTER FARMS

19923 BRETON CT EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-054	12/30/2021 WSTCH	401	407,746	57,480
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	97	350,266	416,465
				E.C.F.
				0.841



19927 BRETON CT EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-052	12/20/2021 WSTCH	401	505,342	57,480
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	97	447,862	451,698
				E.C.F.
				0.992



19902 BRETON CT WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-031	12/17/2021 WSTCH	401	449,564	70,420
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	97	379,144	443,384
				E.C.F.
				0.855



19909 BRETON CT WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-026	11/03/2021 WSTCH	401	454,529	59,910
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	97	394,619	499,700
				E.C.F.
				0.790



118 CAMPOLINA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-003	09/15/2021 WSTCH	401	415,000	60,305
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	96	354,695	401,239
				E.C.F.
				0.884



19925 BRETON CT EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-053	08/18/2021 WSTCH	401	445,342	57,480
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	97	387,862	478,619
				E.C.F.
				0.810



221 CAMPOLINA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-040	07/23/2021 WSTCH	401	379,007	64,119
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	97	314,888	371,909
				E.C.F.
				0.847



158 CAMPOLINA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-008	05/18/2021 WSTCH	401	386,000	57,395
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	97	328,605	404,387
				E.C.F.
				0.813



