

Neighborhoods Used: 4004.4004 OLDER HOMES (PRE-1930)

2150 SOLACE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-027-001-00		02/18/2022		4004	270,000	74,974
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	60		195,026	178,597	1.092



4815 NORTH LONG LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-008-027-20		01/13/2022		4004	250,000	125,303
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	64		124,697	151,230	0.825



3745 SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-017-044-00		09/24/2021		4004	325,000	97,534
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	54		227,466	184,326	1.234



337 N EAST SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-031-007-00		05/17/2021		4004	225,000	81,226
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	54		143,774	160,289	0.897



5037 BARNEY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-107-014-00		11/13/2020		4004	385,000	187,152
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	59		197,848	253,397	0.781



1073 N GARFIELD RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-025-023-00		08/24/2020		4004	265,000	64,917
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		181,883	169,896	1.071
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		18200		17001	1.071	



889 N RUSCH RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-282-003-00		07/08/2020		4004	295,000	78,555
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		216,445	204,911	1.056



Neighborhoods Used: 4004.4004 OLDER HOMES (PRE-1930)

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1-1/2 STORY	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
1-1/4 STORY	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
1-3/4 STORY	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
BI-LEVEL	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
CAPE COD	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
COTTAGE	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
DUPLEX	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
FOUR STORY	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
OTHER	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
QUAD-LEVEL	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
QUADPLEX	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
RANCH	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
THREE-STORY	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
TRI-LEVEL	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	
TWO-STORY	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	1,302,645	

Total Single Family Costs by Manual : 1,302,645
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 17,001
 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 STORY	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
1-1/4 STORY	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
1-3/4 STORY	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
BI-LEVEL	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
CAPE COD	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
COTTAGE	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
DUPLEX	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
FOUR STORY	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
OTHER	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
QUAD-LEVEL	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
QUADPLEX	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
RANCH	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
THREE-STORY	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
TRI-LEVEL	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	
TWO-STORY	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	1,287,139	

Total Single Family Sale Residual Values : 1,287,139
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 18,200
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
7	0	8.43	10.41	0.999	
After Application of E.C.F.s		8.42	10.48	0.999	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1-1/2 STORY	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
1-1/4 STORY	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
1-3/4 STORY	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
BI-LEVEL	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
CAPE COD	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
COTTAGE	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
DUPLEX	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
FOUR STORY	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
OTHER	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
QUAD-LEVEL	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
QUADPLEX	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
RANCH	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
THREE-STORY	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
TRI-LEVEL	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	
TWO-STORY	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	0.988 (7)	

Single Family E.C.F. : 0.988 (7)

09:31 AM

DB: Garfield 2023

Neighborhoods Used: 4004.4004 OLDER HOMES (PRE-1930)

Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.071	(1)
Commercial E.C.F.	:	1.000	(0)

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<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>
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Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 5

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4004 - 4004 OLDER HOMES (PRE-1930)

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