SALE STUDY 2019 | Tax year | LAND TIME ADJUSTMENT = **2019** | Average Inflation Rate = **48.25%** **4.02%** per year per month

Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improvents	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF
Res W of S;ur SE of 12th Ave VACANT FRONTAGE SOLD AND SALE LISTING VALUES												MINUS adj for listings 7.23%		
051-061-036-00	104	W OAK ST	302.2	400.0	2018	8	8	$1,500		$1,500	2,000	2,000	RES W OF SPUR/ SE OF 12TH AVE	7
051-061-082-00	104	1942 W 14TH ST	309.2	600.0	2017	10	22	$15,000		$15,000	28,300	28,300	RES W OF SPUR/ SE OF 12TH AVE	92
051-065-007-02	104	W 16TH AVE	614.2	1289.3	2018	9	9	$15,000		$15,000	20,500	20,500	RES W OF SPUR/ SE OF 12TH AVE	33
051-161-006-00	104	W 4TH AVE	91.2	140.0	2016	8	32	$4,000		$4,000	9,200	9,200	RES W OF SPUR/ SE OF 12TH AVE	101
051-705-005-00	104	BAY VIEW BLVD	80.8	117.5	2016	5	29	$7,500		$7,500	16,300	16,300	RES W OF SPUR/ SE OF 12TH AVE	202
051-705-008-00	104	FORREST BLVD	64.7	117.5	2016	11	35	$2,600		$2,600	6,300	6,300	RES W OF SPUR/ SE OF 12TH AVE	97

	Mean/Avg Value	COST FF	Avg Frontage	Avg Depth
104 Frontage	13,767	89	244	444

2020 Land Table Entries	Average Frontage Value	Base Frontage	Base Depth
104 Frontage	89	111	140

SALE STUDY 2019

Tax year

LAND TIME ADJUSTMENT = **2019**

Average Inflation Rate = **48.25%** **4.02%** per year per month

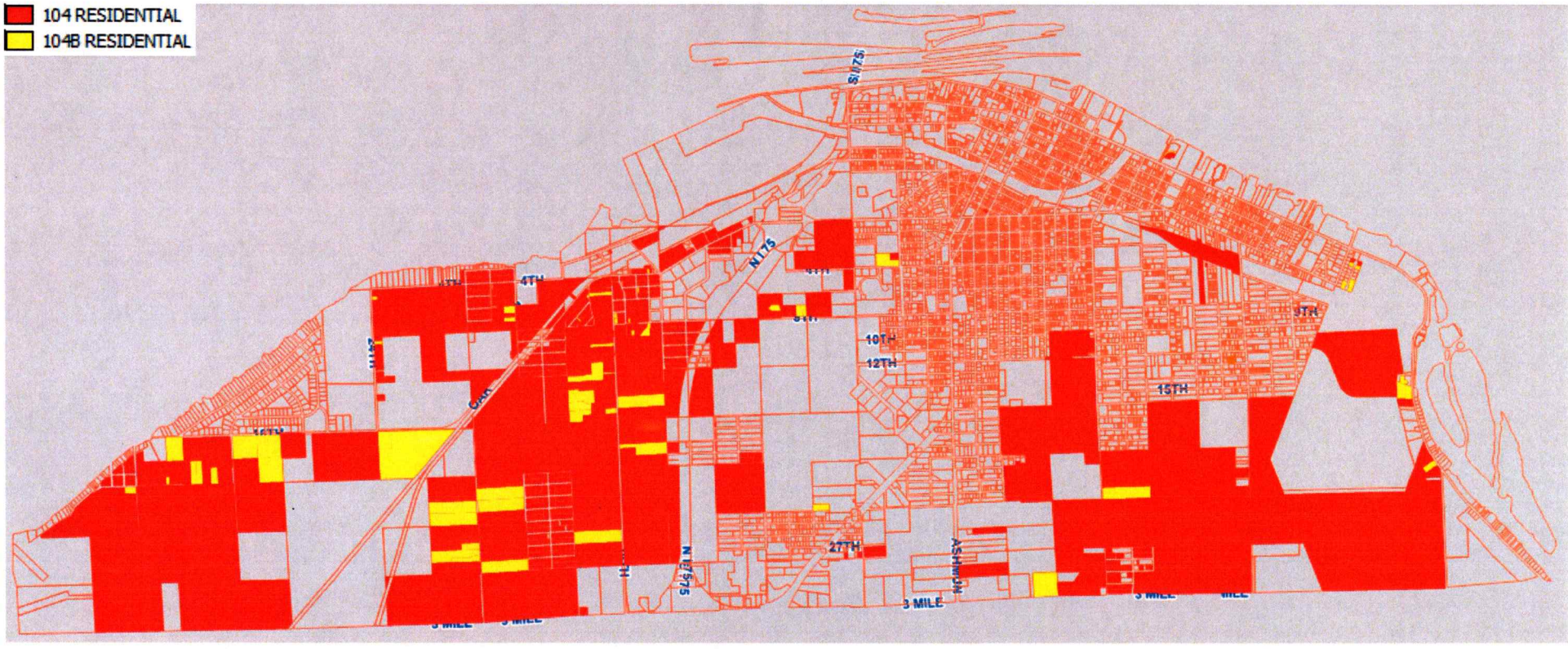
Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improvents	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF
Outer Subs- Wetlands VACANT FRONTAGE SOLD AND SALE LISTING VALUES												MINUS adj for listings 7.23%		
051-535-001-00	103	1826 E 9TH AVE	86.8	123.0	2017	9	21	$2,300		$1,200	2,300	2,300	Platted	27
051-594-016-00	104	W 26TH AVE	241.4	125.0	2017	3	15	$2,080	-	$2,080	3,400	3,400	Platted	14
051-332-025-00	103	812 SWINTON ST	45.7	124.0	2018	10	10	$1,000		$1,200	1,700	1,700	Platted	37
051-187-014-00	103	E PORTAGE AVE	68.2	127.5	2019	1	-11	$800		$1,200	700	700	Platted	10

	Mean/Avg Value	COST FF	Avg Frontage	Avg Depth
104/ 103 Frontage	2,025	22	111	125

2020 Land Table Entries	Average Frontage Value	Base Frontage	Base Depth
104/ 103Outer subs/ wetland	22	92	120

THESE ARE PROPERTIES USUALLY SOLD ON TAX SALE OR RESOLD AFTER A TAX SALE.. SALE ANALYSIS NEED TO BE SET ON QCD- FORCLOSURE- WD-NOT VALID
FILTER OPTIONS = VACANT LAND

property is usually purchased after a tax foreclosure sale



104 Residential

104 LARGE RESIDENTIAL PARCLES LOCATED W OF SPUR AND SE OF 12TH AVE
HOMES C+5 AND LESS

Residential : 0.733
Town Homes/Duplexes: 0.778
Mobile Homes : 0.671
Agricultural Bldgs : 0.753
Commercial Bldgs : 0.712
Industrial Bldgs : 0.791

104B LARGE RESIDENTIAL PARCLES LOCATED W OF SPUR AND SE OF 12TH AVE
HOMES C+10 AND GREATER

Residential : 0.827
Town Homes/Duplexes: 0.778
Mobile Homes : 0.671
Agricultural Bldgs : 0.753
Commercial Bldgs : 0.712
Industr igs : 0.791

Neighborhoods Used: 104.104 RES W OF SPUR/SE OF 12TH AVE (CLASS C+5 >)

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

# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	10.75	12.38	1.008
pplication of E.C.F.s	11.10	12.95	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 STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
1 1/4 STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
1 3/4 STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
1 STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
1+ STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
2 STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
2+ STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
3+ STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
BI-LEVEL	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
DUPLEX	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
MOBILE HOME	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
MODULAR	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
TRI-LEVEL	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)

Single Family E.C.F. : 0.733 (18)
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: 04/01/2017
Ending Date: 03/31/2019
Terms Selected: 5
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 104 - 104 RES W OF SPUR/SE OF 12TH AVE (CLASS C+5 >)

Max # of Res. Buildings: 1
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 5
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 1
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 104.104 RES W OF SPUR/SE OF 12TH AVE (CLASS C+5 >)

2616 FORREST BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-703-013-00	11/30/2018 104	401	52,500	5,750

ıcy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Family	1 STORY	62	46,750	65,583	0.713

1704 FOSS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-375-013-00	11/05/2018 104	401	45,000	8,886

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	36,114	65,424	0.552

2761 W 14TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-064-022-00	10/05/2018 104	401	75,000	28,175

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	52	46,825	76,862	0.609

2496 SHUNK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-047-007-00	10/01/2018 104	401	95,000	26,861

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	68,139	84,563	0.806

4TH AVE

Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-366-005-00	09/28/2018 104	401	75,000	7,413

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	52	67,587	82,598	0.818

1526 W 5TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-367-008-00	08/08/2018 104	401	57,500	5,604

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	54	51,896	80,359	0.646

2210 W 4TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-162-022-00	07/16/2018 104	401	83,100	8,662

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	65	74,438	85,173	0.874

1521 W 4TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-367-004-00	06/01/2018 104	401	58,000	6,719

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	62	51,281	67,507	0.760

Neighborhoods Used: 104.104 RES W OF SPUR/SE OF 12TH AVE (CLASS C+5 >)

2398 W 14TH ST

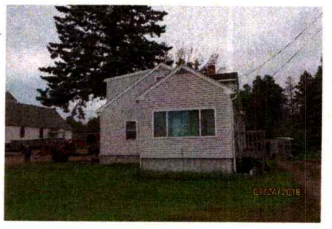
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-380-013-00	05/18/2018 104	401	150,000	52,365

[illegible]cy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Family	1 STORY	82	97,635	170,364	0.573

1410 W EASTERDAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-062-045-00	04/23/2018 104	401	86,000	11,906

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	65	74,094	90,074	0.823



1410 W 12TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-366-013-00	03/26/2018 104	401	55,900	7,925

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	45	47,975	59,238	0.810

2401 W 4TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-060-008-00	03/09/2018 104	401	82,000	25,235

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	56,765	81,473	0.697

5TH AVE

Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-366-005-00	03/07/2018 104	401	82,000	10,796

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	72	71,204	111,840	0.637

2244 W 4TH AVE

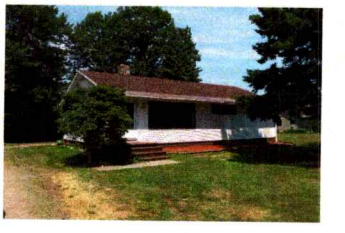
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-162-013-00	02/21/2018 104	401	80,000	10,981

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	59	69,019	76,792	0.899

1665 E THREE MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-047-036-00	02/09/2018 104	401	130,000	49,232

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	80,768	98,889	0.817



4201 BERMUDA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-067-001-25	11/13/2017 104	401	200,000	29,386

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
S[illegible] Family	1 STORY	81	170,614	209,885	0.813

Neighborhoods Used: 104.104 RES W OF SPUR/SE OF 12TH AVE (CLASS C+5 >)

1607 E THREE MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-047-039-00	08/07/2017 104	401	110,000	33,573
cy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Family	1 STORY	58	76,427	125,759	0.608

1605 W 6TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-373-003-00	05/16/2017 104	401	54,590	5,802
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	45	48,788	55,217	0.884

Neighborhoods Used: 104.104 RES W OF SPUR/SE OF 12TH AVE (CLASS C+5 >)

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

	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
	8	10.75	12.38	1.008
pplication of E.C.F.s		11.10	12.95	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 STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
1 1/4 STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
1 3/4 STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
1 STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
1+ STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
2 STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
2+ STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
3+ STORY	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
BI-LEVEL	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
DUPLEX	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
MOBILE HOME	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
MODULAR	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
TRI-LEVEL	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)
	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)	0.733(18)

Single Family E.C.F. : 0.733 (18)
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: 04/01/2017
Ending Date: 03/31/2019
Terms Selected: 5
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 104 - 104 RES W OF SPUR/SE OF 12TH AVE (CLASS C+5 >)

Max # of Res. Buildings: 1
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 5
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 1
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 104B.104B RES W OF SPUR/SE OF 12TH AVE (HOMES C+10<)

3501 SHERMAN PARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-066-001-00	10/29/2018 104B	401	185,000	25,079
cy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Family	1 3/4 STORY	57	159,921	196,453	0.814

2754 W 20TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-065-009-20	06/18/2018 104B	401	178,000	28,430
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	60	149,570	157,597	0.949

Neighborhoods Used: 104B.104B RES W OF SPUR/SE OF 12TH AVE (HOMES C+10<)

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

# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
0	6.36	9.61	0.999
pplication of E.C.F.s	6.12	9.21	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	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
1 1/4 STORY	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
1 3/4 STORY	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
1 STORY	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
1+ STORY	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
2 STORY	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
2+ STORY	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
3+ STORY	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
BI-LEVEL	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
DUPLEX	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
MOBILE HOME	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
MODULAR	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
TRI-LEVEL	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)
	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)	0.874(2)

Single Family E.C.F. : 0.874 (2)
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: 04/01/2017
Ending Date: 03/31/2019
Terms Selected: 5
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 104B - 104B RES W OF SPUR/SE OF 12TH AVE (HOMES C+10<)

Max # of Res. Buildings: 1
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 5
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 1
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 104.104 RES W OF SPUR/SE OF 12TH AVE (CLASS C+5 >)

2616 FORREST BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-703-013-00	11/30/2018 104	401	52,500	5,750
(cy	Style	%Good	ResidualValue	CostByManual	E.C.F.
; Family	1 STORY	62	46,750	65,583	0.713

1704 FOSS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-375-013-00	11/05/2018 104	401	45,000	8,886
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	36,114	65,424	0.552

2761 W 14TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-064-022-00	10/05/2018 104	401	75,000	28,175
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	52	46,825	76,862	0.609

2496 SHUNK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-047-007-00	10/01/2018 104	401	95,000	26,861
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	68,139	84,563	0.806

: 4TH AVE

Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-[illegible]-005-00	09/28/2018 104	401	75,000	7,413
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	52	67,587	82,598	0.818

1526 W 5TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-367-008-00	08/08/2018 104	401	57,500	5,604
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	54	51,896	80,359	0.646

2210 W 4TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-162-022-00	07/16/2018 104	401	83,100	8,662
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	65	74,438	85,173	0.874

1521 W 4TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-367-004-00	06/01/2018 104	401	58,000	6,719
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
[illegible] Family	1 3/4 STORY	62	51,281	67,507	0.760

Neighborhoods Used: 104.104 RES W OF SPUR/SE OF 12TH AVE (CLASS C+5 >)

2398 W 14TH ST

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-380-013-00		05/18/2018 104	401	150,000	52,365
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82	97,635	170,364	0.573

1410 W EASTERDAY AVE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-062-045-00		04/23/2018 104	401	86,000	11,906
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	65	74,094	90,074	0.823

1410 W 12TH ST

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-366-013-00		03/26/2018 104	401	55,900	7,925
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	45	47,975	59,238	0.810

2401 W 4TH AVE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-060-008-00		03/09/2018 104	401	82,000	25,235
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	56,765	81,473	0.697

5TH AVE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-366-005-00		03/07/2018 104	401	82,000	10,796
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	72	71,204	111,840	0.637

2244 W 4TH AVE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-162-013-00		02/21/2018 104	401	80,000	10,981
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	59	69,019	76,792	0.899

1665 E THREE MILE RD

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-047-036-00		02/09/2018 104	401	130,000	49,232
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	80,768	98,889	0.817

4201 BERMUDA AVE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-067-001-25		11/13/2017 104	401	200,000	29,386
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81	170,614	209,885	0.813

Neighborhoods Used: 104.104 RES W OF SPUR/SE OF 12TH AVE (CLASS C+5 >)

1607 E THREE MILE RD

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-047-039-00		08/07/2017 104	401	110,000	33,573
[illegible]cy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Family	1 STORY	58	76,427	125,759	0.608

1605 W 6TH AVE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-373-003-00		05/16/2017 104	401	54,590	5,802
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	45	48,788	55,217	0.884

Neighborhoods Used: 103B - 103B S OF CANAL/ E OF I-75 (C+10 <), 102B - 102B RES N OF CANAL LINE (HOMES C+10 <), 104B - 104B RES W OF SPUR/SE OF 12TH AVE (HOMES C+10<), 105B - 105B RESIDENTIAL IN LAKESHORE SUB (HOMES C+10<)

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
29	1	8.24	9.69	1.002
After Application of E.C.F.s		8.34	9.79	1.001

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
1 1/4 STORY	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
1 3/4 STORY	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
1 STORY	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
1+ STORY	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
2 STORY	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
2+ STORY	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
3+ STORY	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
BI-LEVEL	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
DUPLEX	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
MOBILE HOME	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
MODULAR	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
TRI-LEVEL	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)
	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)	0.827(29)

Single Family E.C.F. : 0.827 (29)
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: 04/01/2017
Ending Date: 03/31/2019
Terms Selected: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 103B - 103B S OF CANAL/ E OF I-75 (C+10 <), 102B - 102B RES N OF CANAL LINE (HOMES C+10 <), 104B - 104B RES W OF SPUR/SE OF 12TH AVE (HOMES C+10<), 105B - 105B RESIDENTIAL IN LAKESHORE SUB (HOMES C+10<)

Max # of Res. Buildings: 1
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 5
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 1
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 103B - 103B S OF CANAL/ E OF I-75 (C+10 <), 102B - 102B RES N OF CANAL LINE (HOMES C+10 <), 104B - 104B RES W OF SPUR/SE OF 12TH AVE (HOMES C+10<), 105B - 105B RESIDENTIAL IN LAKESHORE SUB (HOMES C+10<)

DILLON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-652-015-00	01/14/2019 103B	401	225,000	6,582
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2+ STORY	69	218,418	233,316	0.936

3501 SHERMAN PARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-066-001-00	10/29/2018 104B	401	185,000	25,079
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	57	159,921	196,370	0.814

1308 ASHMUN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-201-002-00	10/15/2018 103B	401	65,000	5,848
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	47	59,152	83,963	0.704

408 DILLON ST

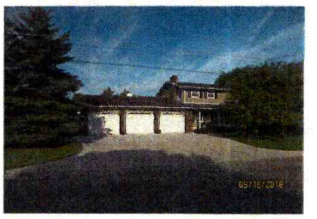
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-653-026-00	09/20/2018 103B	401	241,000	11,224
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2+ STORY	69	229,776	309,397	0.743

711 PROSPECT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-221-006-00	09/10/2018 103B	401	145,000	5,687
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2+ STORY	65	139,313	146,542	0.951

1606 AUGUSTA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-265-003-00	09/07/2018 103B	401	220,000	8,847
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83	211,153	225,016	0.938



3201 SHERMAN PARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-438-015-00	08/27/2018 105B	401	250,000	65,858
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	184,142	211,883	0.869

801 SUMMIT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-222-005-00	07/31/2018 103B	401	252,000	11,732
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	60	240,268	259,946	0.924

Neighborhoods Used: 103B - 103B S OF CANAL/ E OF I-75 (C+10 <), 102B - 102B RES N OF CANAL LINE (HOMES C+10 <), 104B - 104B RES W OF SPUR/SE OF 12TH AVE (HOMES C+10<), 105B - 105B RESIDENTIAL IN LAKESHORE SUB (HOMES C+10<)

3 EAST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-438-010-00	06/21/2018	105B 401	215,500	39,136

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	176,364	239,905	0.735

2754 W 20TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-065-009-20	06/18/2018	104B 401	178,000	28,430

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	60	149,570	157,531	0.949

1012 JOHN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-125-011-00	06/05/2018	103B 401	110,000	5,581

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	77	104,419	107,428	0.972

501 MARQUETTE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-273-008-00	05/30/2018	103B 401	152,000	12,434

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	139,566	177,453	0.786

705 PROSPECT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-221-003-00	03/15/2018	103B 401	117,000	5,626

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2+ STORY	54	111,374	132,763	0.839

511 ST JAMES PLACE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-277-005-00	03/14/2018	102B 401	137,000	14,302

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60	122,698	180,263	0.681

620 DILLON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-352-005-00	03/06/2018	103B 401	174,400	10,872

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	163,528	170,463	0.959

1025 PARNELL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-016-00	01/19/2018	103B 401	209,000	9,037

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	81	199,963	226,783	0.882

Neighborhoods Used: 103B - 103B S OF CANAL/ E OF I-75 (C+10 <), 102B - 102B RES N OF CANAL LINE (HOMES C+10 <), 104B - 104B RES W OF SPUR/SE OF 12TH AVE (HOMES C+10<), 105B - 105B RESIDENTIAL IN LAKESHORE SUB (HOMES C+10<)

7 MC CANDLESS ST

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-228-005-00		12/15/2017 103B	401	189,900	15,292
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74	174,608	199,357	0.876

802 PROSPECT ST

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-222-001-00		12/05/2017 103B	401	149,000	13,692
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45	135,308	153,143	0.884

2309 JOHN ST

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-185-001-00		11/28/2017 103B	401	89,000	11,049
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	77,951	95,570	0.816

316 EAST AVE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-438-013-00		10/05/2017 105B	401	202,500	36,935
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	95	165,565	231,912	0.714

3335 SHERMAN PARK DR

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-439-016-00		09/14/2017 105B	401	265,000	31,842
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	77	233,158	313,350	0.744

108 E 13TH AVE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-183-008-00		09/06/2017 103B	401	158,000	11,143
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	92	146,857	187,108	0.785

1114 DAVITT ST

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
051-654-029-00		07/30/2017 103B	401	119,000	6,753
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	45	112,247	118,942	0.944

607 SHERIDAN DR

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
223-001-50		07/28/2017 103B	401	225,000	19,167
upancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
gle Family	2+ STORY	63	205,833	246,539	0.835

Neighborhoods Used: 103B - 103B S OF CANAL/ E OF I-75 (C+10 <), 102B - 102B RES N OF CANAL LINE (HOMES C+10 <), 104B - 104B RES W OF SPUR/SE OF 12TH AVE (HOMES C+10<), 105B - 105B RESIDENTIAL IN LAKESHORE SUB (HOMES C+10<)

100 DAVITT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-653-001-00	07/12/2017 103B	401	151,000	6,753
Occupancy	**Style**	**%Good**	**ResidualValue**	**CostByManual**	**E.C.F.**
Single Family	2 STORY	80	144,247	204,829	0.704

501 SHERIDAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-222-003-00	06/13/2017 103B	401	203,000	17,491
Occupancy	**Style**	**%Good**	**ResidualValue**	**CostByManual**	**E.C.F.**
Single Family	2+ STORY	45	185,509	231,737	0.801

1013 PARNELL AVE

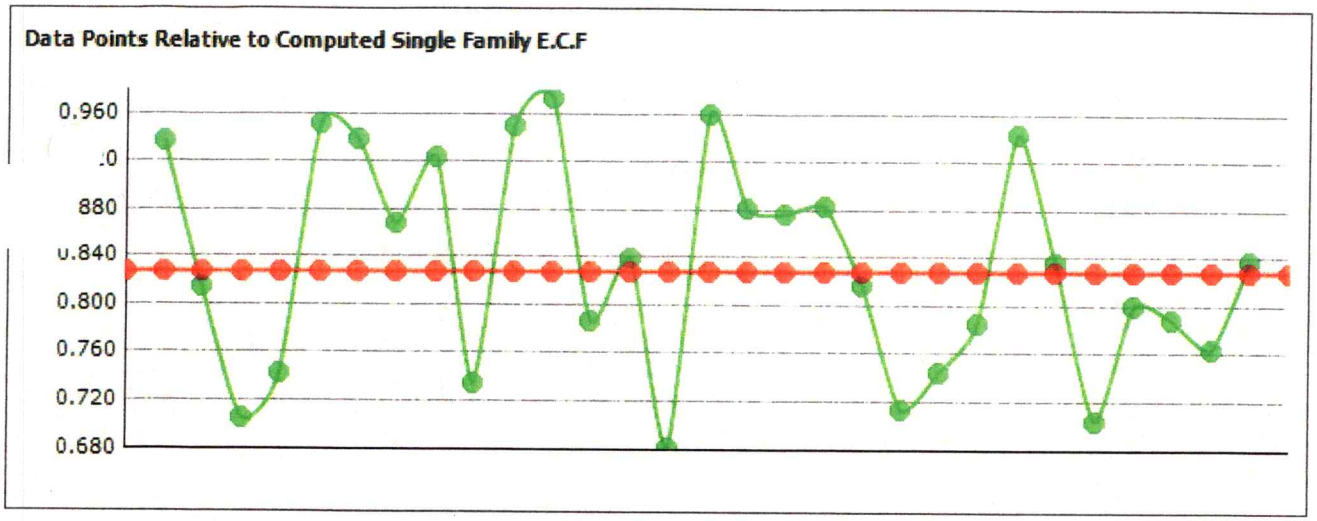
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-651-023-00	05/22/2017 103B	401	167,000	8,007
Occupancy	**Style**	**%Good**	**ResidualValue**	**CostByManual**	**E.C.F.**
Single Family	1 3/4 STORY	65	158,993	201,796	0.788

3329 SHERMAN PARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-439-014-00	04/27/2017 105B	401	239,000	45,921
Occupancy	**Style**	**%Good**	**ResidualValue**	**CostByManual**	**E.C.F.**
Single Family	1 STORY	74	193,079	252,527	0.765

403 HUDSON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-467-001-00	04/19/2017 102B	401	157,000	22,497
Occupancy	**Style**	**%Good**	**ResidualValue**	**CostByManual**	**E.C.F.**
Single Family	1 STORY	87	134,503	160,778	0.837


Data Points Relative to Computed Single Family E.C.F
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880
0.840
0.800
0.760
0.720
0.680