

Neighborhoods Used: 4007 - 4007 - GOLFCREST

1135 WOODMERE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 529 00 01/22/2021 4007 401 165,000 24,995
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 68 140,005 214,197 0.654



435 FAIRLANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 759 00 12/07/2020 4007 401 175,000 19,604
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 73 155,396 149,095 1.042



917 CHARLES AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 255 00 09/24/2020 4007 401 243,500 21,668
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 73 221,832 202,793 1.094



548 FAIRLANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 279 00 08/11/2020 4007 401 231,000 22,306
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 73 208,694 205,630 1.015



416 FAIRLANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 773 00 07/30/2020 4007 401 230,000 26,411
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 73 203,589 213,819 0.952



1148 NORTH LAWN PARK
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 524 00 07/16/2020 4007 401 198,000 20,282
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 73 177,718 201,070 0.884



1204 W SUPERIOR ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 533 20 06/30/2020 4007 401 169,500 29,040
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 68 137,858 140,837 0.979
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2602 2659 0.979



547 FAIRLANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 258 00 03/25/2020 4007 401 245,000 26,617
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 73 218,383 219,648 0.994



Neighborhoods Used: 4007 - 4007 - GOLFCREST

1240 WOODMERE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 510 00 02/28/2020 4007 401 193,000 20,795
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 73 172,205 224,685 0.766



909 CHARLES AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 257 00 11/15/2019 4007 401 170,000 15,818
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 73 154,182 148,000 1.042



536 FAIRLANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 274 00 08/09/2019 4007 401 129,500 15,545
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 73 113,955 141,718 0.804



1163 WOODMERE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 531 00 06/07/2019 4007 401 233,400 24,016
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 78 209,384 251,350 0.833



590 FAIRCREST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
29 51 334 532 00 05/30/2019 4007 401 170,000 22,547
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 68 147,453 224,001 0.658



Neighborhoods Used: 4007 - 4007 - GOLFCREST

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
1 1/4 STORY	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
1 3/4 STORY	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
1 STORY	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
1+ STORY	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
2 1/2 STORY	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
2 STORY	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
2-UNIT	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
3 STORY	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
3-UNIT	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
4-UNIT OR MORE	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
Bi-Level	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
CARPORT ONLY	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
DOUBLE-WIDE	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
DUPLEX	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
GARAGE ONLY	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
MANUFACTURED	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
MOBILE HOME	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
Modular	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
One 3/4 Sty	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
One Story	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
PORCH/DECK ONLY	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
Ranch	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
Tri-Level	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844
Two Story	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844	2,536,844

Total Single Family Costs by Manual : 2,536,844
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 2,659
 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	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
1 1/4 STORY	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
1 3/4 STORY	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
1 STORY	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
1+ STORY	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
2 1/2 STORY	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
2 STORY	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
2-UNIT	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
3 STORY	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
3-UNIT	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
4-UNIT OR MORE	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
Bi-Level	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
CARPORT ONLY	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
DOUBLE-WIDE	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
DUPLEX	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
GARAGE ONLY	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
MANUFACTURED	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
MOBILE HOME	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
Modular	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
One 3/4 Sty	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
One Story	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
PORCH/DECK ONLY	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
Ranch	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
Tri-Level	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654
Two Story	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654	2,260,654

Total Single Family Sale Residual Values : 2,260,654
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 2,602
 Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	0	13.44	16.89	1.013
After Application of E.C.F.s				
		13.29	16.78	1.013

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

