

11:32 AM

DB: Forest 2025

Neighborhoods Used: 28528.VILLAGE OF OTISVILLE

236 GROVE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-21-579-067	02/16/2024 28528	401	155,000	20,109		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	72	134,891	146,391	0.921	

203 ATHLETIC ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-21-577-006	02/08/2024 28528	401	120,000	11,160		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	108,840	95,078	1.145	

119 ORCHARD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-28-527-034	01/31/2024 28528	401	118,700	8,350		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	84	110,350	113,109	0.976	

151 E MAIN ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-21-579-020	01/30/2024 28528	401	160,000	11,160		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	148,840	149,535	0.995	

131 BEECHER ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-21-576-004	01/26/2024 28528	401	161,400	10,900		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	85	150,500	125,532	1.199	

220 BEECHER ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-21-576-039	01/26/2024 28528	401	134,000	18,322		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	115,678	113,567	1.019	

211 S STATE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-28-528-008	12/29/2023 28528	401	137,000	19,598		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	117,402	124,567	0.942	

211 W MAIN ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-28-527-003	11/22/2023 28528	401	172,500	22,800		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STORY	55	140,712	149,698	0.940	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	8988	9562	0.940			

137 PARK ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-28-528-046	10/25/2023 28528	401	259,500	50,880		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STY	70	208,620	152,075	1.372	

226 E MAIN ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-21-579-010	09/15/2023 28528	401	225,000	18,744		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	83	206,256	220,051	0.937	

311 W MAIN ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-28-527-001	06/29/2023 28528	401	90,000	10,020		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	79,980	120,285	0.665	

216 W MAIN ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-21-580-005	06/08/2023 28528	401	103,000	7,792		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	95,208	100,376	0.949	

119 WOODWARD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-28-527-018	05/24/2023 28528	401	135,000	11,022		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	76	123,978	121,692	1.019	

Neighborhoods Used: 28528.VILLAGE OF OTISVILLE

117 E MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-21-579-068	05/23/2023 28528	401	159,900	12,225
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	65	147,675	160,064
				E.C.F.
				0.923

118 WOODWARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-28-527-026	02/21/2023 28528	401	130,000	11,022
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	58	111,543	115,566
				E.C.F.
				0.965
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7435	7703	0.965	

447 S STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-28-200-028	12/06/2022 28528	401	144,000	12,298
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	131,702	126,308
				E.C.F.
				1.043

217 ORCHARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-28-527-042	10/07/2022 28528	401	133,000	16,867
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	75	103,704	119,605
				E.C.F.
				0.867
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12429	14334	0.867	

9510 HAMILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-21-400-009	06/28/2022 28528	401	160,000	22,352
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	137,648	110,013
				E.C.F.
				1.251

122 S WOODWARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-28-527-027	06/16/2022 28528	401	130,000	11,022
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	118,978	122,127
				E.C.F.
				0.974

216 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-21-580-005	05/18/2022 28528	401	93,500	7,792
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	85,708	100,376
				E.C.F.
				0.854

110 LEROY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-22-552-004	05/10/2022 28528	401	150,000	14,651
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	135,349	150,423
				E.C.F.
				0.900

215 GROVE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-21-579-065	05/05/2022 28528	401	65,000	11,207
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	50,375	62,811
				E.C.F.
				0.802
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3418	4262	0.802	

475 S STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-28-200-031	04/22/2022 28528	401	179,900	17,194
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	162,706	156,499
				E.C.F.
				1.040

Neighborhoods Used: 28528.VILLAGE OF OTISVILLE

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 1
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): 28528 - VILLAGE OF OTISVILLE

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

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DB: Forest 2025

Neighborhoods Used: TRSWQ.TWP RESIDENTIAL IN SW 1/4

10329 IRISH RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-30-200-022		02/21/2024		TRSWQ 401	230,000	23,080
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	71		206,920	220,135	0.940
9106 N IRISH RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-32-551-008		01/05/2024		TRSWQ 401	120,000	11,199
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		108,801	115,015	0.946
8059 E FRANCES RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-32-300-007		12/01/2023		TRSWQ 401	303,000	72,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		183,972	184,257	0.998
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		47028		47101	0.998	
11042 VASSAR RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-19-300-007		10/18/2023		TRSWQ 401	170,000	19,008
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		150,992	145,873	1.035
8205 DODGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-29-300-017		09/29/2023		TRSWQ 401	614,354	91,952
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		494,716	482,167	1.026
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		27686		26984	1.026	
7504 VIENNA RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-19-200-009		08/31/2023		TRSWQ 401	325,000	60,087
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		243,235	216,117	1.125
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		21678		19261	1.125	
9070 N IRISH RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-32-551-003		08/07/2023		TRSWQ 401	140,000	11,199
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		128,801	125,028	1.030
9345 GALE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-32-200-003		08/01/2023		TRSWQ 401	325,000	102,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		216,952	175,772	1.234
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		5548		4495	1.234	
9208 N IRISH RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-32-300-002		06/27/2023		TRSWQ 401	153,000	22,600
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		130,400	144,766	0.901
7168 DODGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-31-100-006		06/22/2023		TRSWQ 401	295,000	23,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	94		255,524	260,188	0.982
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		16476		16777	0.982	
11307 IRISH RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-19-576-008		06/02/2023		TRSWQ 401	220,000	26,047
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STY	66		193,953	185,118	1.048
12180 POWDER HORN TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-01-300-006		04/06/2023		TRSWQ 401	390,000	92,878
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		297,122	296,385	1.002

Neighborhoods Used: TRSWQ.TWP RESIDENTIAL IN SW 1/4

9098 N IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-32-551-007	11/18/2022 TRSWQ	401	100,000	16,117
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	83,883	102,724
				E.C.F.
				0.817

9009 FRANCES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-33-300-014	09/28/2022 TRSWQ	401	175,000	22,540
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	152,460	160,730
				E.C.F.
				0.949

9139 GALE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-32-400-005	07/22/2022 TRSWQ	401	195,000	29,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	152,624	173,039
				E.C.F.
				0.882
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12876	14598	0.882	

8340 DODGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-32-200-013	07/08/2022 TRSWQ	401	194,500	33,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	134,638	133,696
				E.C.F.
				1.007
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	26062	25880	1.007	

Neighborhoods Used: TRSQ.WTP RESIDENTIAL IN SW 1/4

<<<<<<<<<<<<<<< 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 1 1/2 STY, 1 1/4 STY, 1 3/4 STY, BI-LVL, DOME, MODULAR, OLD FARM, QUAD-LEVEL, RAISED RANCH, RANCH, TRAILER, TRI-LEVEL, TWO STORY.

Total Single Family Costs by Manual : 3,121,010
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 155,097
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 1 1/2 STY, 1 1/4 STY, 1 3/4 STY, BI-LVL, DOME, MODULAR, OLD FARM, QUAD-LEVEL, RAISED RANCH, RANCH, TRAILER, TRI-LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 3,134,993
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 157,354
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: 16, 6, 5.73, 7.56, 1.018. After Application of E.C.F.s: 5.74, 7.56, 1.018.

<<<<<<< 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 1 1/2 STY, 1 1/4 STY, 1 3/4 STY, BI-LVL, DOME, MODULAR, OLD FARM, QUAD-LEVEL, RAISED RANCH, RANCH, TRAILER, TRI-LEVEL, TWO STORY.

Single Family E.C.F. : 1.004 (16)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.015 (7)
Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: TRSWQ.TWP RESIDENTIAL IN SW 1/4

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 1
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): TRSWQ - TWP RESIDENTIAL IN SW 1/4

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

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Neighborhoods Used: TRSEQ.TWP RESIDENTIAL IN SE 1/4

11073 HENDERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-23-400-001	11/27/2023	TRSEQ 401	309,900	78,031	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77	210,918	212,082	0.995
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	20951	21066	0.995		

12406 WILSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-25-200-006	08/18/2023	TRSEQ 401	135,000	24,960	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	103,565	96,729	1.071
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6475	6047	1.071		

11274 N OAK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-23-100-021	08/11/2023	TRSEQ 401	309,900	32,333	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	265,129	194,051	1.366
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	12438	9104	1.366		

10227 DODGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-27-300-003	08/03/2023	TRSEQ 401	292,000	27,840	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STY	65	242,292	251,605	0.963
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	21868	22709	0.963		

9282 HENDERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-36-100-002	07/20/2023	TRSEQ 401	179,900	32,013	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55	133,309	141,615	0.941
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	14578	15486	0.941		

12041 CRAWFORD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-24-100-014	05/22/2023	TRSEQ 401	312,000	25,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66	287,000	296,599	0.968

11216 OLDS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-35-300-010	05/19/2023	TRSEQ 401	202,000	22,640	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	156,383	153,499	1.019
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	22977	22553	1.019		

12178 GOUDY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-24-300-021	05/16/2023	TRSEQ 401	210,000	35,200	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	174,800	210,295	0.831

10490 DODGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-34-526-011	04/27/2023	TRSEQ 401	187,500	12,400	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82	175,100	178,394	0.982

9015 WASHBURN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-36-400-014	02/15/2023	TRSEQ 401	275,000	30,390	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	210,306	173,804	1.210
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	34304	28350	1.210		

12230 CRAWFORD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-24-300-008	02/14/2023	TRSEQ 101	300,000	205,223	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STY	41	44,322	66,623	0.665
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	50455	75843	0.665		

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Neighborhoods Used: TRSEQ.TWP RESIDENTIAL IN SE 1/4

11148 HENDERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-24-300-034	02/10/2023 TRSEQ	401	180,000	33,800	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STY	60	146,200	158,255	0.924

12321 CRAWFORD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-24-200-001	01/26/2023 TRSEQ	101	400,000	258,971
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	141029	127614	1.105	

10151 OAK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-27-400-005	09/09/2022 TRSEQ	401	250,000	70,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	63	179,900	183,004	0.983

10419 WILSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-22-400-012	05/24/2022 TRSEQ	401	377,000	25,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STY	81	319,450	306,584	1.042
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	32550	31239	1.042		

Neighborhoods Used: TRSEQ.TWP RESIDENTIAL IN SE 1/4

<<<<<<<<<<		Single Family Computed Costs by Manual				>>>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 1/2 STY	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	
1 1/4 STY	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	
1 3/4 STY	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	
BI-LVL	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	
DOME	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	
MODULAR	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	
OLD FARM	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	
QUAD-LEVEL	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	
RAISED RANCH	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	
RANCH	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	
TRAILER	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	
TRI-LEVEL	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	
TWO STORY	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	2,623,140	

Total Single Family Costs by Manual : 2,623,140
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 360,011
 Total Commercial Costs by Manual : 0

<<<<<<<<<<		Single Family Sale Residual Values				>>>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 1/2 STY	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	
1 1/4 STY	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	
1 3/4 STY	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	
BI-LVL	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	
DOME	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	
MODULAR	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	
OLD FARM	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	
QUAD-LEVEL	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	
RAISED RANCH	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	
RANCH	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	
TRAILER	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	
TRI-LEVEL	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	
TWO STORY	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	2,648,674	

Total Single Family Sale Residual Values : 2,648,674
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 357,625
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>	
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential		
15	3	6.99	10.09	1.007		
After Application of E.C.F.s		7.04	10.07	1.007		

<<<<<<		Economic Condition Factor Estimates (# of data points)				>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 1/2 STY	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	
1 1/4 STY	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	
1 3/4 STY	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	
BI-LVL	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	
DOME	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	
MODULAR	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	
OLD FARM	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	
QUAD-LEVEL	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	
RAISED RANCH	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	
RANCH	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	
TRAILER	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	
TRI-LEVEL	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	
TWO STORY	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	1.010(14)	

Single Family E.C.F. : 1.010 (14)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.993 (10)
 Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: TRSEQ.TWP RESIDENTIAL IN SE 1/4

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

Starting Date: 04/01/2022
 Ending Date: 03/31/2024
 Terms Selected: 1
 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): TRSEQ - TWP RESIDENTIAL IN SE 1/4

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

11:30 AM

DB: Forest 2025

Neighborhoods Used: TRNWQ.TWP RESIDENTIAL IN NW 1/4

14283 TAYLOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-06-200-003	12/22/2023 TRNWQ	401	245,500	29,974
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	OLD FARM	65	200,432	160,626
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	15094	12096	1.248	

13139 TAYLOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-07-400-002	12/22/2023 TRNWQ	401	165,000	22,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	67	143,000	152,163
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				0.940

9289 FARRAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-09-400-011	09/19/2023 TRNWQ	401	299,900	76,274
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	203,198	227,638
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	20428	22885	0.893	

9252 LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-09-100-002	07/25/2023 TRNWQ	401	162,500	23,702
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	138,798	158,691
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				0.875

9317 FARRAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-09-400-010	05/05/2023 TRNWQ	401	348,000	73,777
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STY	82	260,554	284,241
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	13669	14912	0.917	

14385 TAYLOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-06-200-007	03/20/2023 TRNWQ	401	190,000	27,148
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	162,852	154,156
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.056

12266 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-17-100-003	11/16/2022 TRNWQ	101	400,000	206,970
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	OLD FARM	55	154,454	141,246
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	38576	35277	1.094	

7317 LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-06-400-018	11/10/2022 TRNWQ	401	230,000	29,028
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	191,890	181,890
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9082	8609	1.055	

9428 E LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-09-200-013	05/26/2022 TRNWQ	401	219,900	38,485
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	181,415	146,000
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.243

12151 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-18-400-002	04/14/2022 TRNWQ	401	390,000	70,090
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STY	87	303,014	354,335
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16896	19757	0.855	

Neighborhoods Used: TRNWQ.TWP RESIDENTIAL IN NW 1/4

Single Family Computed Costs by Manual

Table with columns: Style, and six numerical columns representing different cost levels (91.100, 81.90, 71.80, 61.70, 51.60, 0.50). Rows include various home styles like 1 1/2 STY, 1 1/4 STY, etc.

Total Single Family Costs by Manual : 1,960,987
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 113,536
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with columns: Style, and six numerical columns representing residual values (91.100, 81.90, 71.80, 61.70, 51.60, 0.50). Rows include various home styles like 1 1/2 STY, 1 1/4 STY, etc.

Total Single Family Sale Residual Values : 1,939,607
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 113,745
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 4 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Shows values for E.C.F.s.

Economic Condition Factor Estimates (# of data points)

Table with columns: Style, and six numerical columns representing ECF estimates (91.100, 81.90, 71.80, 61.70, 51.60, 0.50). Rows include various home styles like 1 1/2 STY, 1 1/4 STY, etc.

Single Family E.C.F. : 0.989 (10)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.002 (6)
Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: TRNWQ.TWP RESIDENTIAL IN NW 1/4

Settings for this Analysis

Starting Date: 04/01/2022
 Ending Date: 03/31/2024
 Terms Selected: 1
 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): TRNWQ - TWP RESIDENTIAL IN NW 1/4

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

Neighborhoods Used: FMRA1.FOREST MEADOWS

8433 FARRAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-08-400-017	07/13/2023 FMRA1	401	331,000	44,419
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	72	253,244	252,494
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	33337	33238	1.003	

8125 HARRIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-08-100-013	04/06/2023 FMRA1	401	125,000	16,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	109,000	109,438
				E.C.F.
				0.996

8044 HARRIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-08-100-008	12/20/2022 FMRA1	401	155,000	21,926
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	109,785	120,897
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23289	25645	0.908	

8083 HARRIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-08-100-024	06/24/2022 FMRA1	401	148,000	25,241
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	85	122,759	143,211
				E.C.F.
				0.857

Neighborhoods Used: FMRA1.FOREST MEADOWS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	626,039	626,039	626,039	626,039	626,039	626,039
1 1/4 STY	626,039	626,039	626,039	626,039	626,039	626,039
1 3/4 STY	626,039	626,039	626,039	626,039	626,039	626,039
BI-LVL	626,039	626,039	626,039	626,039	626,039	626,039
DOME	626,039	626,039	626,039	626,039	626,039	626,039
MODULAR	626,039	626,039	626,039	626,039	626,039	626,039
OLD FARM	626,039	626,039	626,039	626,039	626,039	626,039
QUAD-LEVEL	626,039	626,039	626,039	626,039	626,039	626,039
RAISED RANCH	626,039	626,039	626,039	626,039	626,039	626,039
RANCH	626,039	626,039	626,039	626,039	626,039	626,039
TRAILER	626,039	626,039	626,039	626,039	626,039	626,039
TRI-LEVEL	626,039	626,039	626,039	626,039	626,039	626,039
TWO STORY	626,039	626,039	626,039	626,039	626,039	626,039

Total Single Family Costs by Manual : 626,039
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 58,883
 Total Commercial Costs by Manual : 0

<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	594,788	594,788	594,788	594,788	594,788	594,788
1 1/4 STY	594,788	594,788	594,788	594,788	594,788	594,788
1 3/4 STY	594,788	594,788	594,788	594,788	594,788	594,788
BI-LVL	594,788	594,788	594,788	594,788	594,788	594,788
DOME	594,788	594,788	594,788	594,788	594,788	594,788
MODULAR	594,788	594,788	594,788	594,788	594,788	594,788
OLD FARM	594,788	594,788	594,788	594,788	594,788	594,788
QUAD-LEVEL	594,788	594,788	594,788	594,788	594,788	594,788
RAISED RANCH	594,788	594,788	594,788	594,788	594,788	594,788
RANCH	594,788	594,788	594,788	594,788	594,788	594,788
TRAILER	594,788	594,788	594,788	594,788	594,788	594,788
TRI-LEVEL	594,788	594,788	594,788	594,788	594,788	594,788
TWO STORY	594,788	594,788	594,788	594,788	594,788	594,788

Total Single Family Sale Residual Values : 594,788
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 56,626
 Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	5.16	6.28	1.012
After Application of E.C.F.s		5.19	6.34	1.012

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)
1 1/4 STY	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)
1 3/4 STY	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)
BI-LVL	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)
DOME	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)
MODULAR	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)
OLD FARM	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)
QUAD-LEVEL	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)
RAISED RANCH	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)
RANCH	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)
TRAILER	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)
TRI-LEVEL	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)
TWO STORY	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)	0.950(4)

Single Family E.C.F. : 0.950 (4)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.962 (2)
 Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: FMRA1.FOREST MEADOWS

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 1
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): FMRA1 - FOREST MEADOWS

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

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DB: Forest 2025

Neighborhoods Used: TRNEQ.TWP RESIDENTIAL IN NE 1/4

11322 LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-11-200-008 02/26/2024 TRNEQ 401 210,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 160,200 144,850 1.106
Agricultural Buildings: ResidualValue CostByManual E.C.F.
14800 13381 1.106

14201 HENDERSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-02-400-012 02/02/2024 TRNEQ 401 299,900 74,989
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 70 224,911 234,954 0.957

13504 OAK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-11-100-013 01/30/2024 TRNEQ 001 240,000 86,569
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 70 147,543 146,440 1.008
Agricultural Buildings: ResidualValue CostByManual E.C.F.
5888 5844 1.008

10020 E FARRAND RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-15-100-004 01/10/2024 TRNEQ 401 230,000 29,754
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 180,488 191,431 0.943
Agricultural Buildings: ResidualValue CostByManual E.C.F.
19758 20956 0.943

12189 HENDERSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-14-400-006 11/01/2023 TRNEQ 101 350,000 174,202
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 65 143,767 120,722 1.191
Agricultural Buildings: ResidualValue CostByManual E.C.F.
32031 26896 1.191

12220 N STATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-15-300-023 10/17/2023 TRNEQ 401 178,150 34,100
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 86 139,290 143,189 0.973
Agricultural Buildings: ResidualValue CostByManual E.C.F.
4760 4894 0.973

12163 WASHBURN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-13-400-012 09/27/2023 TRNEQ 401 215,000 35,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STY 71 179,159 182,817 0.980
Agricultural Buildings: ResidualValue CostByManual E.C.F.
841 858 0.980

12230 N STATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-15-300-022 08/22/2023 TRNEQ 401 220,000 33,930
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family QUAD-LEVEL 75 181,848 169,798 1.071
Agricultural Buildings: ResidualValue CostByManual E.C.F.
4222 3943 1.071

12258 LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-12-100-011 07/28/2023 TRNEQ 401 260,000 23,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family OLD FARM 65 218,877 173,724 1.260
Agricultural Buildings: ResidualValue CostByManual E.C.F.
18123 14384 1.260

10247 FARRAND RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-10-300-005 01/19/2023 TRNEQ 401 239,000 23,934
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 76 176,764 173,477 1.019
Agricultural Buildings: ResidualValue CostByManual E.C.F.
38302 37590 1.019

Neighborhoods Used: TRNEQ.TWP RESIDENTIAL IN NE 1/4

13424 BLUEBERRY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-12-200-002	12/01/2022 TRNEQ	401	232,000	40,230	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	74	191,770	202,854	0.945

11416 LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-11-200-001	10/05/2022 TRNEQ	401	147,000	38,375	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	108,625	137,017	0.793

11479 FARRAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-11-400-029	08/19/2022 TRNEQ	401	198,900	28,506	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82	170,394	225,820	0.755

Neighborhoods Used: TRNEQ.TWP RESIDENTIAL IN NE 1/4

<<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 1/2 STY	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	
1 1/4 STY	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	
1 3/4 STY	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	
BI-LVL	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	
DOME	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	
MODULAR	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	
OLD FARM	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	
QUAD-LEVEL	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	
RAISED RANCH	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	
RANCH	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	
TRAILER	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	
TRI-LEVEL	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	
TWO STORY	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	2,247,093	

Total Single Family Costs by Manual : 2,247,093
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 128,746
 Total Commercial Costs by Manual : 0

<<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 1/2 STY	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	
1 1/4 STY	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	
1 3/4 STY	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	
BI-LVL	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	
DOME	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	
MODULAR	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	
OLD FARM	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	
QUAD-LEVEL	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	
RAISED RANCH	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	
RANCH	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	
TRAILER	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	
TRI-LEVEL	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	
TWO STORY	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	2,223,636	

Total Single Family Sale Residual Values : 2,223,636
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 138,725
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	8	7.97	11.24	1.012
After Application of E.C.F.s		7.76	11.02	1.012

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 1/2 STY	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	
1 1/4 STY	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	
1 3/4 STY	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	
BI-LVL	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	
DOME	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	
MODULAR	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	
OLD FARM	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	
QUAD-LEVEL	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	
RAISED RANCH	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	
RANCH	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	
TRAILER	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	
TRI-LEVEL	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	
TWO STORY	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	0.990 (13)	

Single Family E.C.F. : 0.990 (13)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.078 (9)
 Commercial E.C.F. : 1.000 (0)

