

02:16 PM

DB: Matchwood25

Neighborhoods Used: All

24994 MICHELETTI RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 002 004 00	03/12/2024 401	401	***,***	35,950
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	WOOD FRAME	45	29,050	17,160
				E.C.F. 1.693

29507 LONGTIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 018 006 00	10/30/2023 101	101	170,000	114,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 story	18	39,090	19,060
				E.C.F. 2.051
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16410	8001	2.051	

!!MULTI-PARCEL SALE!!

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 111 011 00	09/27/2023 401	401	***,***	38,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	log	45	56,300	35,233
				E.C.F. 1.598

!!MULTI-PARCEL SALE!!

15836 HOKENS RD

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
07 506 001 00	08/21/2023 401	401	100,000	0
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 story	79	100,000	161,779
				E.C.F. 0.618

!!MULTI-PARCEL SALE!!

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 202 004 00	07/14/2023 401	401	107,000	24,429
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 story	77	82,571	96,873
				E.C.F. 0.852

18487 NORWICH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 135 002 00	10/26/2022 401	401	80,000	58,025
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	46	21,975	15,989
				E.C.F. 1.374

15555 MONFIL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 213 003 00	08/23/2022 401	401	48,000	35,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 story	45	12,600	17,264
				E.C.F. 0.730

15925 MONFIL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 213 001 00	07/20/2022	401	***,***	36,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	35	53,100	32,452
				E.C.F. 1.636

28476 HWY M28

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
07 008 016 10	07/05/2022	401	***,***	23,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	WOOD FRAME	45	136,600	132,028
				E.C.F. 1.035

!!MULTI-PARCEL SALE!!

17892 KITZMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07 133 008 00	04/02/2022	401	350,000	117,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 story	71	233,000	226,514
				E.C.F. 1.029

Neighborhoods Used: All

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<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	2	12.69	14.53	0.992
After Application of E.C.F.s		11.06	13.99	0.994

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 story	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)
1 1/4 story	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)
1 story	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)
1 STORY PLUS	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)
2 story	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)
Camp	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)
GARAGE	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)
log	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)
MANUFACTURED	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)
MOBILE HOME	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)
single family	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)
WOOD FRAME	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)
	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)	1.098(6)

Single Family E.C.F.	:	1.098	(6)
Mobile Home E.C.F.	:	1.550	(2)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	2.051	(1)
Commercial E.C.F.	:	1.000	(0)

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<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
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Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): All

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