

Neighborhoods Used: 16.CONDOMINIUMS #1

1295 WHITEHALL RD UNIT#14

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-645-000-0014-00		06/17/2021	16	401	129,900	15,236
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81		114,664	105,474	1.087

1295 WHITEHALL RD UNIT#12

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-645-000-0012-00		05/28/2021	16	401	120,000	14,862
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81		105,138	109,811	0.957

1295 WHITEHALL RD UNIT#18

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-645-000-0018-00		03/15/2021	16	401	134,900	15,236
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81		119,664	105,474	1.135

1295 WHITEHALL RD UNIT #1

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-645-000-0001-00		08/19/2020	16	401	109,900	14,862
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80		95,038	104,722	0.908

1295 WHITEHALL RD UNIT #3

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-645-000-0003-00		06/18/2020	16	401	115,000	15,236
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78		99,764	97,929	1.019

1295 WHITEHALL RD UNIT #8

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-645-000-0008-00		04/24/2020	16	401	99,000	14,862
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79		84,138	104,570	0.805

Neighborhoods Used: 16.CONDOMINIUMS #1

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	627,980	627,980	627,980	627,980	627,980	627,980
1 + STORY	627,980	627,980	627,980	627,980	627,980	627,980
1 1/2 STORY	627,980	627,980	627,980	627,980	627,980	627,980
1 1/4 STORY	627,980	627,980	627,980	627,980	627,980	627,980
1 3/4 STORY	627,980	627,980	627,980	627,980	627,980	627,980
2 STORY	627,980	627,980	627,980	627,980	627,980	627,980
3 STORY	627,980	627,980	627,980	627,980	627,980	627,980
BI- LEVEL	627,980	627,980	627,980	627,980	627,980	627,980
DOUBLE WIDE	627,980	627,980	627,980	627,980	627,980	627,980
MOBILE HOMES	627,980	627,980	627,980	627,980	627,980	627,980
MODULAR	627,980	627,980	627,980	627,980	627,980	627,980
MULTI-FAMILY	627,980	627,980	627,980	627,980	627,980	627,980
MULTI-LEVEL	627,980	627,980	627,980	627,980	627,980	627,980
TRI-LEVEL	627,980	627,980	627,980	627,980	627,980	627,980
	627,980	627,980	627,980	627,980	627,980	627,980
Total Single Family Costs by Manual : 627,980						
Total Mobile Home Costs by Manual : 0						
Total Town Home Costs by Manual : 0						
Total Agricultural Costs by Manual : 0						
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 STORY	618,406	618,406	618,406	618,406	618,406	618,406
1 + STORY	618,406	618,406	618,406	618,406	618,406	618,406
1 1/2 STORY	618,406	618,406	618,406	618,406	618,406	618,406
1 1/4 STORY	618,406	618,406	618,406	618,406	618,406	618,406
1 3/4 STORY	618,406	618,406	618,406	618,406	618,406	618,406
2 STORY	618,406	618,406	618,406	618,406	618,406	618,406
3 STORY	618,406	618,406	618,406	618,406	618,406	618,406
BI- LEVEL	618,406	618,406	618,406	618,406	618,406	618,406
DOUBLE WIDE	618,406	618,406	618,406	618,406	618,406	618,406
MOBILE HOMES	618,406	618,406	618,406	618,406	618,406	618,406
MODULAR	618,406	618,406	618,406	618,406	618,406	618,406
MULTI-FAMILY	618,406	618,406	618,406	618,406	618,406	618,406
MULTI-LEVEL	618,406	618,406	618,406	618,406	618,406	618,406
TRI-LEVEL	618,406	618,406	618,406	618,406	618,406	618,406
	618,406	618,406	618,406	618,406	618,406	618,406
Total Single Family Sale Residual Values : 618,406						
Total Mobile Home Sale Residual Values : 0						
Total Town Home Sale Residual Values : 0						
Total Agricultural Sale Residual Values : 0						
Total Commercial Sale Residual Values : 0						

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	8.43	10.27	1.010
After Application of E.C.F.s				
		8.42	10.26	1.010

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
1 + STORY	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
1 1/2 STORY	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
1 1/4 STORY	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
1 3/4 STORY	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
2 STORY	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
3 STORY	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
BI- LEVEL	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
DOUBLE WIDE	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
MOBILE HOMES	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
MODULAR	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
MULTI-FAMILY	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
MULTI-LEVEL	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
TRI-LEVEL	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)	0.985 (6)
Single Family E.C.F. : 0.985 (6)						
Mobile Home E.C.F. : 1.000 (0)						
Town Home E.C.F. : 1.000 (0)						
Agricultural E.C.F. : 1.000 (0)						

