

Neighborhoods Used: 009.FENNER GLEN, HYDE PARK

1078 BEAR LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-330-000-0040-00	08/27/2021 009	401	330,000	72,098	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	80	257,902	238,750	1.080

1132 BEAR LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-330-000-0037-00	12/09/2020 009	401	395,000	64,934	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	82	330,066	324,646	1.017

1118 BEAR LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-330-000-0038-00	10/27/2020 009	401	300,000	52,093	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83	247,907	287,830	0.861

1895 DYKSTRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-330-000-0016-00	10/26/2020 009	401	359,900	78,185	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	80	281,715	345,689	0.815

1050 DYKSTRA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-330-000-0066-00	09/25/2020 009	401	326,000	69,244	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	80	256,756	276,659	0.928

935 BEAR LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-330-000-0012-00	05/15/2020 009	401	331,500	77,168	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	81	254,332	367,755	0.692

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Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
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): 009 - FENNER GLEN, HYDE PARK

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50 Maximum E.C.F. (Residential): 1.20
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