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DB: Laketon Twp 2023

Neighborhoods Used: 002.R2 - FLOOD

1456 BENJAMIN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-005-400-0021-00 11/30/2021 002 401 165,000 28,575
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 136,425 99,034 1.378

2506 W GILES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-003-400-0020-00 11/29/2021 002 401 495,000 100,270
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 67 312,044 302,760 1.031
Agricultural Buildings: ResidualValue CostByManual E.C.F.
82686 80226 1.031

690 N GREEN CREEK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-010-400-0025-00 11/16/2021 002 401 226,000 34,192
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 191,808 147,962 1.296

675 N PETERSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-009-300-0025-00 10/22/2021 002 401 132,500 24,520
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 107,980 102,232 1.056

1292 N PETERSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-009-200-0017-00 09/17/2021 002 401 180,000 39,325
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 140,675 103,352 1.361

423 N WEBER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-016-200-0017-00 09/14/2021 002 401 174,000 46,187
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 127,813 93,515 1.367

519 N PETERSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-016-100-0009-00 08/13/2021 002 401 315,000 56,208
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 74 258,792 189,594 1.365

287 N GREEN CREEK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-015-100-0016-00 07/07/2021 002 401 230,000 56,022
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 77 173,978 144,823 1.201

2087 WHITEHALL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-001-200-0040-00 06/30/2021 002 401 157,000 28,748
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 128,252 96,355 1.331

3401 W GILES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-009-200-0011-00 06/30/2021 002 401 155,000 28,520
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 126,480 104,243 1.213

1452 SIMONELLI RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-004-300-0014-40 05/20/2021 002 401 395,000 31,282
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 83 363,718 331,729 1.096

1307 N GREEN CREEK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-010-100-0006-10 05/20/2021 002 401 238,000 34,158
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 98 203,842 167,890 1.214

674 SIMOT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-009-300-0021-00 05/14/2021 002 401 356,000 29,680
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 73 310,407 301,082 1.031
Agricultural Buildings: ResidualValue CostByManual E.C.F.
15913 15435 1.031

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DB: Laketon Twp 2023

Neighborhoods Used: 002.R2 - FLOOD

1450 N PETERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-004-400-0022-00	12/11/2020 002	401	90,000	24,895	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	65,105	71,401	0.912

2059 SIMONELLI RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-005-200-0014-00	12/11/2020 002	401	230,000	49,789	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	180,211	171,268	1.052

1430 SCENIC DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-005-300-0022-00	12/01/2020 002	401	169,900	30,074	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-LEVEL	65	139,826	142,748	0.980

1848 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-002-400-0025-00	11/16/2020 002	401	129,700	26,060	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	55	103,640	77,703	1.334

184 S GREEN CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-022-100-0020-00	11/13/2020 002	401	225,000	32,189	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	192,811	195,408	0.987

1453 N PETERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-004-300-0024-00	10/27/2020 002	401	239,900	24,520	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83	215,380	218,097	0.988

171 N GREEN CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-015-300-0014-00	10/06/2020 002	401	261,000	30,197	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75	230,803	276,681	0.834

2143 HORTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-002-200-0005-30	10/05/2020 002	401	395,000	35,618	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	85	359,382	372,270	0.965

748 N PETERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-009-400-0013-00	10/04/2020 002	401	129,900	39,611	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	90,289	75,506	1.196

1145 N GREEN CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-010-100-0017-00	10/02/2020 002	401	132,000	24,160	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	107,840	124,104	0.869

3100 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-004-400-0031-00	09/30/2020 002	401	190,000	32,645	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	157,355	146,983	1.071

1690 N PETERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-004-400-0004-00	09/28/2020 002	401	267,900	38,437	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	72	229,463	209,832	1.094

2055 HORTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-002-200-0013-00	09/28/2020 002	401	225,000	24,520	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI- LEVEL	78	200,480	205,821	0.974

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DB: Laketon Twp 2023

Neighborhoods Used: 002.R2 - FLOOD

4661 W RIVER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-005-100-0002-00	09/10/2020 002	401	319,900	42,364	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	244,188	232,550	1.050
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	33348	31759	1.050		

1750 ORSHAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-005-300-0002-00	09/01/2020 002	401	314,900	82,897	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	76	232,003	304,140	0.763

3675 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-009-100-0008-00	08/28/2020 002	401	190,000	24,520	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	165,480	166,065	0.996

2060 HORTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-001-100-0024-00	07/28/2020 002	401	113,300	27,439	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	85,861	65,738	1.306

3975 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-008-200-0016-00	07/17/2020 002	401	179,900	73,920	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	105,980	133,448	0.794

1024 N GREEN CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-010-200-0019-00	07/02/2020 002	401	115,000	15,073	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	99,927	87,537	1.142

N WEBER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-016-400-0030-00	06/26/2020 002	001	125,000	26,360	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	98,640	126,172	0.782

47 N WEBER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-016-400-0030-10	06/26/2020 002	401	125,000	26,360	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	98,640	126,172	0.782

1236 N PETERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-009-200-0020-00	06/23/2020 002	401	160,000	28,520	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	74	131,480	195,860	0.671

1580 N BUYS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-002-300-0009-00	06/12/2020 002	401	91,900	27,665	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	64,235	69,529	0.924

3419 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-009-200-0010-00	05/22/2020 002	401	80,000	24,520	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	55,480	62,435	0.889

3333 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-009-200-0023-00	04/03/2020 002	401	149,900	33,577	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	116,323	119,685	0.972

Neighborhoods Used: 002.R2 - FLOOD

<<<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
1 + STORY	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
1 1/2 STORY	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
1 1/4 STORY	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
1 3/4 STORY	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
2 STORY	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
3 STORY	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
BI- LEVEL	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
DOUBLE WIDE	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
MOBILE HOMES	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
MODULAR	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
MULTI-FAMILY	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
MULTI-LEVEL	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
TRI-LEVEL	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	
	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	8,292,863	

Total Single Family Costs by Manual : 8,292,863
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 131,447
 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	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
1 + STORY	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
1 1/2 STORY	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
1 1/4 STORY	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
1 3/4 STORY	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
2 STORY	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
3 STORY	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
BI- LEVEL	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
DOUBLE WIDE	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
MOBILE HOMES	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
MODULAR	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
MULTI-FAMILY	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
MULTI-LEVEL	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
TRI-LEVEL	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	
	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	8,527,363	

Total Single Family Sale Residual Values : 8,527,363
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 136,708
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
51	27	12.45	15.47	1.006
After Application of E.C.F.s		12.49	15.52	1.006

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
1 + STORY	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
1 1/2 STORY	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
1 1/4 STORY	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
1 3/4 STORY	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
2 STORY	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
3 STORY	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
BI- LEVEL	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
DOUBLE WIDE	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
MOBILE HOMES	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
MODULAR	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
MULTI-FAMILY	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
MULTI-LEVEL	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
TRI-LEVEL	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	
	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	1.028 (51)	

Single Family E.C.F. : 1.028 (51)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.040 (4)

Neighborhoods Used: 002.R2 - FLOOD

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): 002 - R2 - FLOOD

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.60
Maximum E.C.F. (Residential): 1.40

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