

02:54 PM

DB: Laketon Twp 2023

Neighborhoods Used: 010.RIVER-CREEK AREA

2643 W RIVER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-003-200-0002-10	03/17/2022 010	401	180,000	30,073	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	46	131,652	120,836	1.090
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	18275	16773	1.090		

2032 N GREEN CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-003-200-0013-10	12/06/2021 010	401	224,900	29,050	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	82	195,850	165,090	1.186

1715 W RIVER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-002-200-0002-00	09/09/2021 010	401	425,000	55,174	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82	369,826	305,848	1.209

2996 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-003-300-0002-00	03/23/2021 010	401	236,500	30,821	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	205,679	212,744	0.967

2180 N BUYS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-002-100-0001-10	02/01/2021 010	401	210,500	33,651	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82	176,849	226,438	0.781

2996 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-003-300-0002-00	07/28/2020 010	401	190,000	30,821	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	159,179	212,744	0.748

BENJAMIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-005-200-0021-00	06/12/2020 010	001	175,000	44,120	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 + STORY	58	114,683	130,181	0.881
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	16197	18386	0.881		

1898 BENJAMIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-005-200-0021-01	06/12/2020 010	401	175,000	33,720	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 + STORY	58	123,194	140,196	0.879
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	18086	20582	0.879		

Neighborhoods Used: 010.RIVER-CREEK AREA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
1 + STORY	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
1 1/2 STORY	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
1 1/4 STORY	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
1 3/4 STORY	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
2 STORY	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
3 STORY	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
BI- LEVEL	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
DOUBLE WIDE	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
MOBILE HOMES	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
MODULAR	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
MULTI-FAMILY	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
MULTI-LEVEL	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
TRI-LEVEL	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077
	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077	1,514,077

Total Single Family Costs by Manual : 1,514,077
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 55,742
 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	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
1 + STORY	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
1 1/2 STORY	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
1 1/4 STORY	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
1 3/4 STORY	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
2 STORY	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
3 STORY	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
BI- LEVEL	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
DOUBLE WIDE	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
MOBILE HOMES	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
MODULAR	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
MULTI-FAMILY	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
MULTI-LEVEL	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
TRI-LEVEL	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912
	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912	1,476,912

Total Single Family Sale Residual Values : 1,476,912
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 52,558
 Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	3	11.99	15.22	1.028
After Application of E.C.F.s		11.97	15.21	1.028

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
1 + STORY	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
1 1/2 STORY	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
1 1/4 STORY	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
1 3/4 STORY	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
2 STORY	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
3 STORY	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
BI- LEVEL	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
DOUBLE WIDE	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
MOBILE HOMES	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
MODULAR	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
MULTI-FAMILY	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
MULTI-LEVEL	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
TRI-LEVEL	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)
	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)	0.975 (8)

Single Family E.C.F. : 0.975 (8)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.943 (3)

