

Neighborhoods Used: 006.SCENIC DR LAKE FRONTAGE

779 SCENIC DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-007-400-0018-00	03/30/2021 006	401	675,000	286,127	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	68	388,873	432,206	0.900

5335 BEECHWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-210-000-0006-00	02/09/2021 006	401	440,000	67,417	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	81	372,583	398,122	0.936

1853 SCENIC DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-006-100-0056-00	09/21/2020 006	401	1,200,000	369,448	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85	830,552	609,722	1.362

1471 SCENIC DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-006-400-0007-00	09/10/2020 006	401	769,000	187,440	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	68	581,560	350,802	1.658

5235 BEECHWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-210-000-0002-00	06/24/2020 006	401	388,777	68,294	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	79	320,483	316,784	1.012

Neighborhoods Used: 006.SCENIC DR LAKE FRONTAGE

<<<<<<<<<<<<		Single Family Computed Costs by Manual				>>>>>>>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
1 + STORY	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
1 1/2 STORY	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
1 1/4 STORY	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
1 3/4 STORY	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
2 STORY	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
3 STORY	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
BI- LEVEL	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
DOUBLE WIDE	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
MOBILE HOMES	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
MODULAR	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
MULTI-FAMILY	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
MULTI-LEVEL	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
TRI-LEVEL	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	2,107,636	
Total Single Family Costs by Manual : 2,107,636							
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	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
1 + STORY	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
1 1/2 STORY	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
1 1/4 STORY	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
1 3/4 STORY	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
2 STORY	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
3 STORY	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
BI- LEVEL	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
DOUBLE WIDE	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
MOBILE HOMES	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
MODULAR	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
MULTI-FAMILY	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
MULTI-LEVEL	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
TRI-LEVEL	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	2,494,051	
Total Single Family Sale Residual Values : 2,494,051							
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		
5	2	12.24	17.07	1.042		
After Application of E.C.F.s		12.51	18.56	1.048		

<<<<<<<<		Economic Condition Factor Estimates (# of data points)					>>>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50		
1 STORY	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
1 + STORY	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
1 1/2 STORY	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
1 1/4 STORY	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
1 3/4 STORY	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
2 STORY	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
3 STORY	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
BI- LEVEL	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
DOUBLE WIDE	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
MOBILE HOMES	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
MODULAR	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
MULTI-FAMILY	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
MULTI-LEVEL	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
TRI-LEVEL	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)	1.183 ( 5)		
Single Family E.C.F. : 1.183 (5)								
Mobile Home E.C.F. : 1.000 (0)								
Town Home E.C.F. : 1.000 (0)								
Agricultural E.C.F. : 1.000 (0)								

