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

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	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
1 + STORY	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
1 1/2 STORY	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
1 1/4 STORY	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
1 3/4 STORY	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
2 STORY	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
3 STORY	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
BI- LEVEL	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
DOUBLE WIDE	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
MOBILE HOMES	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
MODULAR	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
MULTI-FAMILY	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
MULTI-LEVEL	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
TRI-LEVEL	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834
	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834	1,756,834

Total Single Family Costs by Manual : 1,756,834
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	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
1 + STORY	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
1 1/2 STORY	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
1 1/4 STORY	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
1 3/4 STORY	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
2 STORY	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
3 STORY	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
BI- LEVEL	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
DOUBLE WIDE	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
MOBILE HOMES	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
MODULAR	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
MULTI-FAMILY	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
MULTI-LEVEL	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
TRI-LEVEL	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491
	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491	1,912,491

Total Single Family Sale Residual Values : 1,912,491
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
4	3	7.46	12.80	1.042
After Application of E.C.F.s		7.48	12.76	1.046

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
1 + STORY	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
1 1/2 STORY	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
1 1/4 STORY	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
1 3/4 STORY	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
2 STORY	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
3 STORY	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
BI- LEVEL	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
DOUBLE WIDE	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
MOBILE HOMES	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
MODULAR	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
MULTI-FAMILY	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
MULTI-LEVEL	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
TRI-LEVEL	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)
	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)	1.089(4)

Single Family E.C.F. : 1.089 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)

Neighborhoods Used: 006.SCENIC DR LAKE FRONTAGE

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): 006 - SCENIC DR LAKE FRONTAGE

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