

2024 ECF - Database

E.C.F.s for Neighborhood: CDRHT 'CEDAR HEIGHTS SUBD'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1-1/2 STORY		1.471	1.471	1.471	1.471	1.471	1.471
1 1/4 STORY		1.179	1.179	1.179	1.179	1.179	1.179
1 3/4 STORY		1.579	1.579	1.579	1.579	1.579	1.579
1+ STORY		1.000	1.000	1.000	1.000	1.000	1.000
2 STORY		1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
MOBILE HOME		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000
RAISED RANCH		1.000	1.000	1.000	1.000	1.000	1.000
RANCH		1.000	1.000	1.000	1.000	1.000	1.000
RANCH SLAB		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

Neighborhoods Used: CDRHT.CEDAR HEIGHTS SUBD

15411 CEDAR LEAF CT PVT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-22-202-011	03/10/2023 CDRHT	401	250,000	54,313	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	195,687	232,727	0.841

** not listed - Sold below market*



15430 CEDAR LEAF DRIVE PVT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-22-202-007	07/15/2022 CDRHT	401	315,000	52,512	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83	262,488	228,089	1.151



15500 CEDAR LEAF CT PVT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-22-202-016	06/15/2021 CDRHT	401	440,000	69,737	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82	370,263	416,446	0.889



Neighborhoods Used: CDRHT.CEDAR HEIGHTS SUBD

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	7.76	12.04	0.999
After Application of E.C.F.s		7.79	11.93	1.000

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLANK 2	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LAKE FRONT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
NEW HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RAISED RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	0.944(3)	0.944(3)	0.944(3)	0.944(3)	0.944(3)	0.944(3)
RANCH SLAB	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.944 (3)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 08/01/2023
 Terms Selected: 1
 Analyze by Style: X
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): CDRHT - CEDAR HEIGHTS SUBD

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
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

E.C.F.s for Neighborhood: CLEAR 'CLEAR LAKE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	112	1.100	1.100	1.100	1.100	1.100	1.100
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	97	0.950	0.950	0.950	0.950	0.950	0.950
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		0.000	0.000	0.000	0.000	0.000	0.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

*No Sales for 2yr sales period
Increase similar to other Homes
in the Township*

E.C.F.s for Neighborhood: CRESC 'CRESCENT MEADOWS'

Style:	Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.01	1.030	1.030	1.030	1.030	1.030	1.030
BI-LEVEL	1.20	1.150	1.150	1.150	1.150	1.150	1.150
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	✓	0.990	0.990	0.990	0.990	0.990	0.990
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1 3/4 STORY		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000
RAISED RANCH		1.000	1.000	1.000	1.000	1.000	1.000
RANCH SLAB		1.000	1.000	1.000	1.000	1.000	1.000
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.076
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.050
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: CRESC.CRESCENT MEADOWS

14734 CRESCENT MEADOWS DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-27-126-002		02/17/2022	CRESC 401	280,000	55,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	85	225,000	180,109	1.249	



14644 CRESCENT MEADOWS DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-27-126-009		02/08/2022	CRESC 401	326,000	55,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	89	271,000	277,467	0.977	



+31% time Adj.
\$280,780

1.01
2022

14747 CRESCENT MEADOWS DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-27-126-021		09/03/2021	CRESC 401	276,100	55,130	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	88	220,970	205,015	1.078	



+9% time Adj.
245,819

1.199

E.C.F.s for Neighborhood: DRE** 'DEER RUN ESTATES'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.05	1.020	1.020	1.020	1.020	1.020	1.020
BI-LEVEL	1.19	1.120	1.120	1.120	1.120	1.120	1.120
TRI-LEVEL	1.12	1.040	1.040	1.040	1.040	1.040	1.040
2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		1.000	1.000	1.000	1.000	1.000	1.000
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: DRE**.DEER RUN ESTATES

Parcel Number	Style	Valid Sale	Class	AdjSalePrice	LandValue
41-02-09-451-012	BI-LEVEL	07/28/2023 DRE**	401	305,000	55,182
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		78	249,818	185,865	1.344



Parcel Number	Style	Valid Sale	Class	AdjSalePrice	LandValue
41-02-09-451-050	RANCH	04/03/2023 DRE**	401	343,000	58,014
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		76	284,986	234,390	1.216



out of study

Parcel Number	Style	Valid Sale	Class	AdjSalePrice	LandValue
41-02-09-451-051	RANCH	12/21/2022 DRE**	401	270,000	56,908
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		75	213,092	226,178	0.942



Parcel Number	Style	Valid Sale	Class	AdjSalePrice	LandValue
41-02-09-451-051	RANCH	10/25/2022 DRE**	401	200,000	56,908
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		75	143,092	226,178	0.633



TDW Co

Parcel Number	Style	Valid Sale	Class	AdjSalePrice	LandValue
41-02-09-451-046	RANCH	10/07/2022 DRE**	401	325,000	56,649
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		76	268,351	268,291	1.000



Parcel Number	Style	Valid Sale	Class	AdjSalePrice	LandValue
41-02-09-451-050	RANCH	10/04/2022 DRE**	401	305,000	58,014
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		76	246,986	234,390	1.054



Parcel Number	Style	Valid Sale	Class	AdjSalePrice	LandValue
41-02-09-451-025	BI-LEVEL	07/01/2022 DRE**	401	275,000	54,000
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		82	221,000	185,320	1.193



Parcel Number	Style	Valid Sale	Class	AdjSalePrice	LandValue
41-02-09-451-031	TRI-LEVEL	05/27/2022 DRE**	401	305,000	54,000
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		79	251,000	219,844	1.142



Neighborhoods Used: DRE** .DEER RUN ESTATES

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	0	13.19	18.75	1.022
After Application of E.C.F.s				
		9.48	14.91	1.020

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.268(2)	1.268(2)	1.268(2)	1.268(2)	1.268(2)	1.268(2)
BLANK 2	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LAKE FRONT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
NEW HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RAISED RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.052(5)	0.972(5)	0.972(5)	0.972(5)	0.972(5)	0.972(5)
RANCH SLAB	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.142(1)	1.142(1)	1.142(1)	1.142(1)	1.142(1)	1.142(1)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.055 (8)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
 Ending Date: 08/01/2023
 Terms Selected: 1
 Analyze by Style: X
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s) : DRE** - DEER RUN ESTATES

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10 Maximum E.C.F. (Residential): 3.00
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

E.C.F.s for Neighborhood: HARM* 'HARMONY FARMS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	.98	1.050	1.050	1.050	1.050	1.050	1.050
BI-LEVEL	1.19	1.150	1.150	1.150	1.150	1.150	1.150
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	.98	0.880	0.880	0.880	0.880	0.880	0.880
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB	1.01	1.050	1.050	1.050	1.050	1.050	1.050
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.200
 Commercial Bldgs : 0.930
 Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

Neighborhoods Used: HARM*.HARMONY FARMS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-31-227-015	06/09/2023 HARM*	401	355,000	55,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	92	300,000	265,170
				E.C.F. 1.131



25k

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-31-227-029	02/24/2023 HARM*	401	311,800	55,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	91	256,800	204,356
				E.C.F. 1.257



2023

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-31-227-013	10/03/2022 HARM*	401	316,000	55,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	93	261,000	209,555
				E.C.F. 1.245



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-31-227-043	08/24/2022 HARM*	401	325,000	55,094
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	91	269,906	274,825
				E.C.F. 0.982



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-31-227-012	05/25/2022 HARM*	401	266,000	56,046
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH SLAB	93	209,954	215,243
				E.C.F. 0.975



SK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-31-227-030	04/01/2022 HARM*	401	315,000	55,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	92	260,000	209,282
				E.C.F. 1.242



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-31-227-066	02/17/2022 HARM*	401	246,505	55,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH SLAB	83	191,505	158,949
				E.C.F. 1.205



SR

1.159
2022

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-31-227-011	12/10/2021 HARM*	401	341,000	55,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	93	286,000	294,276
				E.C.F. 0.972



Neighborhoods Used: HARM*.HARMONY FARMS

601 WEST HARMONY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-31-227-049 11/30/2021 HARM* 401 323,000 55,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 91 268,000 277,892 0.964



608 WEST HARMONY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-31-227-051 11/19/2021 HARM* 401 270,000 55,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 84 215,000 180,875 1.189



616 WEST HARMONY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-31-227-052 11/12/2021 HARM* 401 259,900 55,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 90 204,900 206,762 0.991



863 EAST HARMONY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-31-227-003 11/02/2021 HARM* 401 255,000 56,046
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH SLAB 93 198,954 211,278 0.942



708 WEST HARMONY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-31-227-068 08/06/2021 HARM* 401 250,000 55,767
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 88 194,233 186,196 1.043



Neighborhoods Used: HARM*.HARMONY FARMS

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	0	7.90	9.08	1.001
After Application of E.C.F.s		5.03	6.57	1.003

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.131(1)	1.131(1)	1.131(1)	1.131(1)	1.131(1)	1.131(1)
BI-LEVEL	1.163(6)	1.163(6)	1.163(6)	1.163(6)	1.163(6)	1.163(6)
BLANK 2	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LAKE FRONT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
NEW HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RAISED RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	0.973(3)	0.973(3)	0.973(3)	0.973(3)	0.973(3)	0.973(3)
RANCH SLAB	1.026(3)	1.026(3)	1.026(3)	1.026(3)	1.026(3)	1.026(3)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.077 (13)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
Ending Date: 08/01/2023
Terms Selected: 1
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): HARM* - HARMONY FARMS

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
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

E.C.F.s for Neighborhood: NPF** 'NORTHPOINTE FARMS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.17	1.150	1.150	1.150	1.150	1.150	1.150
BI-LEVEL	1.18	1.160	1.160	1.160	1.160	1.160	1.160
TRI-LEVEL	1.24	1.110	1.110	1.110	1.110	1.110	1.110
2 STORY	1.18	1.120	1.120	1.120	1.120	1.120	1.120
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.030
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.930
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: NPF**,NORTHPOINTE FARMS

3722 BENNINGTON DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-23-126-018	04/27/2023 NPF**	401	408,000	57,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	71	316,542	258,371	1.225
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	33958	27718	1.225		



3251 POPLAR HILLS DR NE

2021

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-23-101-011	08/11/2021 NPF**	401	381,500	53,853	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70	327,647	275,643	1.189



E.C.F.s for Neighborhood: ORSUB 'OLIN RIDGE SUBD'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		1.040	1.040	1.040	1.040	1.040	1.040
BI-LEVEL	1.25 ✓	1.350	1.350	1.350	1.350	1.350	1.350
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY		0.990	0.990	0.990	0.990	0.990	0.990
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY	1.03 ✓	1.050	1.050	1.050	1.050	1.050	1.050
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		0.000	0.000	0.000	0.000	0.000	0.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.200
Commercial Bldgs : 0.930
Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: ORSUB.OLIN RIDGE SUBD

13339 OLIN RIDGE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-32-352-021	05/25/2022 ORSUB	401	313,100	51,184
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	81	261,916	210,094
				E.C.F. 1.247



13287 OLIN WOODS DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-32-352-011	10/22/2021 ORSUB	401	255,000	50,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	75	205,000	164,245
				E.C.F. 1.248



13205 OLIN WOODS DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-32-352-008	10/07/2021 ORSUB	401	400,050	65,722
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	74	334,328	354,934
				E.C.F. 0.942



432,054
+ 8% market Adj.
366,332
1,032

13280 OLIN WOODS DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-32-352-003	09/20/2021 ORSUB	401	260,000	50,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	75	210,000	165,713
				E.C.F. 1.267



