Neighborhoods Used: 013 - RA S OF RR & N OF I69, 012 - RA N OF RR TRACKS, 022 - RA S OF I69

5153 LIPPINCOTT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-020-019-10	03/29/2024 022	401	250,000	135,134

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		71	114,866	224,341	0.512

3114 SUTTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-036-008-70	12/13/2023 022	401	517,500	137,765

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		73	369,377	395,766	0.933

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	10358	11098	0.933

347 GOLF RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-011-040-00	11/17/2023 013	401	590,000	135,035

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		71	446,452	421,763	1.059

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	8513	8042	1.059

2476 BULLOCK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-027-027-20	10/24/2023 022	401	315,000	146,410

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SFH	97	168,590	197,905	0.852

4377 GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-010-028-00	10/23/2023 013	401	431,000	136,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		68	273,287	192,374	1.421

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	21313	15002	1.421

4377 GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-010-028-00	10/23/2023 013	401	332,000	136,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		68	181,449	192,374	0.943

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	14151	15002	0.943

4571 W OREGON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-004-001-02	10/06/2023 012	401	472,000	55,332

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		45	387,604	280,935	1.380

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	29064	21066	1.380

2988 HADLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-033-022-00	09/29/2023 022	401	180,000	20,691

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		64	159,309	211,109	0.755

3923 MERWIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-026-026-10	09/11/2023 022	401	185,000	77,900

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		60	107,100	112,666	0.951

3260 MERWIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-025-014-00	08/25/2023 022	401	593,000	135,350

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SFH	96	412,115	321,253	1.283

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	45535	35495	1.283

5434 LIPPINCOTT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-020-013-01	08/18/2023 022	401	375,000	99,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		64	254,600	210,865	1.207

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	20650	17102	1.207

Neighborhoods Used: 013 - RA S OF RR & N OF I69, 012 - RA N OF RR TRACKS, 022 - RA S OF I69

5851 LIPPINCOTT RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-019-018-20	07/14/2023	022	401	535,000	147,199

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		71	387,801	287,782	1.348

431 N ELM GROVE RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-004-021-00	06/30/2023	012	401	225,000	30,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		67	192,443	152,183	1.265

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	2557	2022	1.265

1295 S ELBA RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-017-023-00	05/11/2023	013	401	139,000	12,541

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		45	126,459	98,454	1.284

2325 S ELBA RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-029-024-00	04/26/2023	022	401	274,000	32,777

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		55	241,223	169,090	1.427

2229 S WASHBURN RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-019-021-00	04/21/2023	022	401	205,000	121,789

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		45	83,211	113,470	0.733

1295 S ELBA RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-017-023-00	03/23/2023	013	401	137,550	12,541

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		45	125,009	98,454	1.270

109 GRAY RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-003-020-00	03/20/2023	012	401	270,000	145,570

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		50	111,158	128,700	0.864

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	13272	15366	0.864

5400 DAVISON RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-005-047-00	03/06/2023	012	401	160,000	5,536

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		55	154,464	115,546	1.337

4267 LIPPINCOTT RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-022-019-00	02/16/2023	022	401	350,000	143,114

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		60	206,886	239,237	0.865

2511 S ELBA RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-032-008-00	02/13/2023	022	401	260,000	71,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		60	188,750	165,005	1.144

5080 CURTISS DR

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-016-030-00	01/31/2023	022	401	625,000	135,350

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		68	489,650	385,119	1.271

3530 MERWIN RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-026-003-00	01/05/2023	022	401	300,000	33,800

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		60	223,125	152,413	1.464

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	43075	29424	1.464

Neighborhoods Used: 013 - RA S OF RR & N OF I69, 012 - RA N OF RR TRACKS, 022 - RA S OF I69

3132 MERWIN RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-025-018-00	11/22/2022	022	401	260,000	141,002

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		61	118,998	141,175	0.843

4800 SULLIVAN RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-028-019-00	11/18/2022	022	401	235,000	34,358

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		60	200,642	178,537	1.124

2808 S ELBA RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-032-014-00	10/28/2022	022	401	170,000	23,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		55	146,600	116,091	1.263

60 S ELBA RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-007-005-00	10/17/2022	012	401	180,000	9,100

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		71	170,900	171,153	0.999

3475 W NEWARK RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-025-003-00	09/30/2022	022	401	587,500	143,208

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		66	444,292	424,535	1.047

2711 S ELBA RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-032-007-30	09/30/2022	022	401	400,000	135,375

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		67	264,625	358,946	0.737

2005 S ELBA RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-029-003-00	08/16/2022	022	401	590,000	132,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		72	441,188	559,208	0.789

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	16812	21309	0.789

5075 CURTISS DR

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-017-027-00	08/12/2022	022	401	732,000	144,175

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SFH	77	573,015	482,144	1.188

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	14810	12461	1.188

1356 HADLEY RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-016-022-02	08/12/2022	022	401	105,000	72,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		45	32,500	75,373	0.431

5241 TA-LOR DR

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-160-017-00	07/01/2022	013	401	254,000	26,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		60	227,750	155,089	1.469

3072 W NEWARK RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-024-012-50	05/26/2022	022	401	570,000	143,378

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		71	426,622	403,674	1.057

5195 MERWIN RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-029-022-00	05/26/2022	022	401	255,000	91,648

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		50	163,352	123,087	1.327

3638 DAVISON RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
008-002-019-00	05/13/2022	012	401	200,000	4,600

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		70	195,400	138,213	1.414

Neighborhoods Used: 013 - RA S OF RR & N OF I69, 012 - RA N OF RR TRACKS, 022 - RA S OF I69

393 S ELBA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-008-063-15	05/11/2022 013	401	235,000	68,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		65	166,250	172,116	0.966

4061 GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-010-037-00	04/29/2022 013	401	186,900	25,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		55	161,900	116,135	1.394

4964 LIPPINCOTT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-021-009-10	04/28/2022 022	401	590,000	137,205

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SFH	79	436,342	380,616	1.146

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	16453	14351	1.146

50 HARSEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-410-019-00	04/15/2022 013	401	304,900	36,600

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		55	268,300	189,499	1.416

4060 MERWIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-027-009-30	04/07/2022 022	401	370,000	86,875

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		65	283,125	284,047	0.997

Neighborhoods Used: 013 - RA S OF RR & N OF I69, 012 - RA N OF RR TRACKS, 022 - RA S OF I69

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
ATTACHED CONDO	9,336,442	9,336,442	9,336,442	9,336,442	9,336,442	9,336,442
SFH	9,336,442	9,336,442	9,336,442	9,336,442	9,336,442	9,336,442
	9,336,442	9,336,442	9,336,442	9,336,442	9,336,442	9,336,442

Total Single Family Costs by Manual : 9,336,442
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 217,742
Total Commercial Costs by Manual : 0

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
ATTACHED CONDO	10,126,729	10,126,729	10,126,729	10,126,729	10,126,729	10,126,729
SFH	10,126,729	10,126,729	10,126,729	10,126,729	10,126,729	10,126,729
	10,126,729	10,126,729	10,126,729	10,126,729	10,126,729	10,126,729

Total Single Family Sale Residual Values : 10,126,729
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 256,563
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
41	37	16.44	20.00	1.007
After Application of E.C.F.s		15.94	19.46	1.006

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
ATTACHED CONDO	1.085(41)	1.085(41)	1.085(41)	1.085(41)	1.085(41)	1.085(41)
SFH	1.085(41)	1.085(41)	1.085(41)	1.085(41)	1.085(41)	1.085(41)
	1.085(41)	1.085(41)	1.085(41)	1.085(41)	1.085(41)	1.085(41)

Single Family E.C.F. : 1.085 (41)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.178 (13)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 1
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 013 - RA S OF RR & N OF I69, 012 - RA N OF RR TRACKS, 022 - RA S OF I69

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 1.50

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 1.50