

Neighborhoods Used: 00072 - GARTEN HAUS ESTATES

409 VIENNA LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 13-36-450-028 10/08/2021 00072 401 210,000 16,810
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 82 193,190 178,449 1.083



401 VIENNA LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 13-36-450-020 08/25/2021 00072 401 251,010 19,663
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home 1 1/2 STORY 78 231,347 190,365 1.215



403 VIENNA LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 13-36-450-022 03/17/2021 00072 401 214,900 17,948
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home 1 1/2 STORY 78 196,952 182,333 1.080



105 EDELWEISS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 13-36-450-019 03/18/2019 00072 401 234,700 34,117
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 200,583 278,599 0.720
 !!MULTI-PARCEL SALE!!



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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	1	13.35	20.42	0.999
After Application of E.C.F.s				
		10.97	14.58	0.997

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)
1 1/4 STORY	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)
1 3/4 STORY	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)
1 STORY	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)
1+ STORY	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)
2 STORY	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)
MOBILE HOME	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)
MULTI-FAMILY	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)
MULTI-LEVEL	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)
	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)	0.862(2)

Single Family E.C.F. : 0.862 (2) *USED .86*
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.149 (2) *USED 1.15*
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

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

Starting Date: 10/31/2018
 Ending Date: 10/29/2021
 Terms Selected: 2
 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): 00072 - GARTEN HAUS 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