

11:40 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 00201 - 2201 COM DNTWN NON BRDWH & MAIN, 00200 - 2200 COMM-DOWNTOWN/ NEIGHBORHOOD 42 FOR
RES, 00196 - 2196 COM-BROADWAY-NON DOWNTOWN

214 N FRANKLIN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-00087-00 11/30/2021 00200 201 105,000 37,890
Commercial Buildings: ResidualValue CostByManual E.C.F.
 67110 88632 0.757



304 E BROADWAY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-00368-00 11/01/2021 00200 201 1,000,000 71,420
Commercial Buildings: ResidualValue CostByManual E.C.F.
 928580 907714 1.023



311 W MICHIGAN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-00462-00 08/20/2021 00200 201 185,000 58,786
Commercial Buildings: ResidualValue CostByManual E.C.F.
 126214 110102 1.146



118 S WASHINGTON
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-00197-00 07/30/2021 00200 201 293,400 48,973
Commercial Buildings: ResidualValue CostByManual E.C.F.
 244427 222407 1.099



212 W MICHIGAN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-00219-00 07/28/2021 00200 201 200,000 48,529
Commercial Buildings: ResidualValue CostByManual E.C.F.
 151471 142639 1.062



215 W BROADWAY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-00211-00 05/10/2021 00200 201 160,000 53,238
Commercial Buildings: ResidualValue CostByManual E.C.F.
 106762 113094 0.944



122 S WASHINGTON
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-00196-00 04/30/2021 00200 201 100,000 45,594
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family APT-OH-COM BLDG 45 31,705 34,819 0.911
Commercial Buildings: ResidualValue CostByManual E.C.F.
 22701 24930 0.911



212 W MICHIGAN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-00219-00 02/12/2021 00200 201 200,000 48,529
Commercial Buildings: ResidualValue CostByManual E.C.F.
 151471 142639 1.062



Neighborhoods Used: 00201 - 2201 COM DNTWN NON BRDWY & MAIN, 00200 - 2200 COMM-DOWNTOWN/ NEIGHBORHOOD 42 FOR
RES, 00196 - 2196 COM-BROADWAY-NON DOWNTOWN

206 N FRANKLIN & 208						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00088-00		12/20/2020	00200	201	230,000	78,414
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.	
		151586		100581	1.507	



11:48 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 00198 - 2198 COMM-PICKARD, 00197 - 2197 COMM-GENERAL/NEIGHBORHOOD 55 FOR RES

1013 N FANCHER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-06441-00	01/31/2022 00197	201	157,000	78,627
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	78373	75129	1.043	



1234 E BROOMFIELD ST UNIT 1

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-13100-03	12/17/2021 00197	201	288,831	2,518
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	286313	320527	0.893	



1110 N FANCHER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-06422-00	11/12/2021 00197	201	340,000	100,303
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	239697	203774	1.176	



1023 E PICKARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-15308-00	10/01/2021 00198	201	825,000	408,243
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	416757	399424	1.043	



1001 N FRANKLIN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-15151-00	09/16/2021 00197	201	35,000	18,753
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	16247	29915	0.543	



1110 N FANCHER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-06422-00	05/19/2021 00197	201	340,000	100,303
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	239697	203774	1.176	



1604 W HIGH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-16110-00	05/04/2021 00197	201	1,000,000	553,760
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	446240	477176	0.935	

!!MULTI-PARCEL SALE!!



600 E BROADWAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-08654-00	12/11/2020 00197	201	262,500	114,989
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	147511	225238	0.655	



Neighborhoods Used: 00198 - 2198 COMM-PICKARD, 00197 - 2197 COMM-GENERAL/NEIGHBORHOOD 55 FOR RES

907 CORPORATE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-15387-00 11/25/2020 00197 201 1,100,000 877,509
Commercial Buildings: ResidualValue CostByManual E.C.F.
 222491 372717 0.597

!!MULTI-PARCEL SALE!!



1010 W BROADWAY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-18129-00 07/13/2020 00197 201 31,000 23,077
Commercial Buildings: ResidualValue CostByManual E.C.F.
 7923 9194 0.862



11:49 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 00198 - 2198 COMM-PICKARD, 00197 - 2197 COMM-GENERAL/NEIGHBORHOOD 55 FOR RES

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
10	38	11.57	14.79	1.026	
After Application of E.C.F.s		11.14	14.30	1.019	

```
<<<<<< 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 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)
APT-OH-COM BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BILEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DOUBLEWIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG	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)
MULTI-FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-STORY	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	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRILEVEL	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. : 1.000 (0)
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. : 0.907 (10)

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

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00198 - 2198 COMM-PICKARD, 00197 - 2197 COMM-GENERAL/NEIGHBORHOOD 55 FOR RES

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 00197.2197 COMM-GENERAL/NEIGHBORHOOD 55 FOR RES

1013 N FANCHER AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-06441-00		01/31/2022 00197	201	157,000	78,627
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		78373	75129	1.043	



1234 E BROOMFIELD ST UNIT 1					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-13100-03		12/17/2021 00197	201	288,831	2,518
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		286313	320527	0.893	



1110 N FANCHER AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-06422-00		11/12/2021 00197	201	340,000	100,303
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		239697	203774	1.176	



1001 N FRANKLIN					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-15151-00		09/16/2021 00197	201	35,000	18,753
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		16247	29915	0.543	



1110 N FANCHER AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-06422-00		05/19/2021 00197	201	340,000	100,303
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		239697	203774	1.176	



1604 W HIGH					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-16110-00		05/04/2021 00197	201	1,000,000	553,760
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		446240	477176	0.935	

!!MULTI-PARCEL SALE!!



600 E BROADWAY ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-08654-00		12/11/2020 00197	201	262,500	114,989
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		147511	225238	0.655	



907 CORPORATE DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-15387-00		11/25/2020 00197	201	1,100,000	877,509
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		222491	372717	0.597	

!!MULTI-PARCEL SALE!!



Neighborhoods Used: 00197.2197 COMM-GENERAL/NEIGHBORHOOD 55 FOR RES

1010 W BROADWAY ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-18129-00		07/13/2020 00197	201	31,000	23,077
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		7923	9194	0.862	



10:34 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 00197.2197 COMM-GENERAL/NEIGHBORHOOD 55 FOR RES

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	34	12.20	15.31	1.020
After Application of E.C.F.s		11.77	14.92	1.011

```
<<<<<< 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 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)
APT-OH-COM BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BILEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DOUBLEWIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG	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)
MULTI-FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-STORY	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	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRILEVEL	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.	: 1.000	(0)
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.	: 0.879	(9)

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

```
      Starting Date: 04/01/2020
```

```
      Ending Date: 03/31/2022
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s) : 00197 - 2197 COMM-GENERAL/NEIGHBORHOOD 55 FOR RES
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 00199 - 2199 COMM-MISSION SOUTH, 00190 - 2190 COMM-MISSION NORTH

307 S MISSION ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-01819-00		01/20/2022 00199	201	650,000	300,997
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		349003	264337	1.320	



600 S MISSION ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-14733-00		09/01/2021 00199	201	535,000	168,085
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		366915	193247	1.899	



1504 S MISSION ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-16653-00		02/10/2021 00199	201	364,700	94,961
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		269739	244908	1.101	



301 S MISSION ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-01817-00		02/04/2021 00199	201	190,000	139,073
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		50927	71652	0.711	



807 S MISSION ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-18223-00		06/17/2020 00199	201	932,500	577,712
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		354788	665483	0.533	



700 N MISSION ST & 702-720					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
17-000-17935-00		04/30/2020 00190	201	1,150,000	438,573
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		711427	979587	0.726	

!!MULTI-PARCEL SALE!!



10:27 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 00199 - 2199 COMM-MISSION SOUTH, 00190 - 2190 COMM-MISSION NORTH

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
6	15	18.01	23.30	0.947	
After Application of E.C.F.s		17.81	24.58	0.952	

```
<<<<<< 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 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)
APT-OH-COM BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BILEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DOUBLEWIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG	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)
MULTI-FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-STORY	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	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRILEVEL	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.	:	1.000	(0)
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.	:	0.869	(6)

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

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00199 - 2199 COMM-MISSION SOUTH, 00190 - 2190 COMM-MISSION NORTH

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

1541 BATSON PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06160-15 03/04/2022 003 401 324,900 49,189
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 99 275,711 278,183 0.991



1503 BATSON PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06160-22 12/08/2021 003 401 305,000 33,722
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 92 271,278 287,503 0.944



1535 BATSON PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06160-16 09/27/2021 003 401 361,900 49,073
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 99 312,827 289,855 1.079



1540 BATSON PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06160-14 10/26/2020 003 401 331,200 40,213
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 92 290,987 293,951 0.990



1502 BATSON PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06160-07 09/14/2020 003 401 262,500 33,033
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 89 229,467 286,449 0.801



1440 BATSON PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06160-05 08/21/2020 003 401 325,000 34,100
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 85 290,900 322,946 0.901



1527 BATSON PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06160-17 07/02/2020 003 401 319,000 31,868
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 94 287,132 359,747 0.798



1516 BATSON PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06160-10 06/01/2020 003 401 285,000 32,371
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 94 252,629 308,549 0.819



11:16 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 003.4030 CONDOS EASTPOINTE IV SITE

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	2	8.34	9.42	1.007
After Application of E.C.F.s		8.18	9.23	1.007

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
1 STORY	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
2 STORY	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
APT-OH-COM BLDG	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
BILEVEL	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
BUNGALO	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
CAPE COD	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
COLONIAL	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
CONTEMPORARY	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
DOUBLEWIDE	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
DUPLEX	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
LOG	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
MODULAR	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
MULTI-FAMILY	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
MULTI-STORY	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
RAISED RANCH	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
RANCH	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
TRILEVEL	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)
	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)	0.911(8)

Single Family E.C.F.	:	0.911	(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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 003 - 4030 CONDOS EASTPOINTE IV SITE

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 004A.4040A CONDOS EAGLE POINT DUPLEX

1917 HERITAGE WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-65		12/22/2021	004A	401	241,000	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	92	233,240	235,315	0.991	



1633 CHIPPEWA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-46		08/20/2021	004A	401	250,000	8,626
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	96	241,374	224,491	1.075	



1715 CHIPPEWA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-18		06/11/2021	004A	401	235,900	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	228,140	220,525	1.035	



1658 CHIPPEWA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-06		05/14/2021	004A	401	200,000	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	84	192,240	219,405	0.876	



1662 CHIPPEWA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-07		01/29/2021	004A	401	234,700	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	84	226,940	200,322	1.133	



1709 CHIPPEWA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-21		12/21/2020	004A	401	234,900	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	97	227,140	218,261	1.041	



1717 CHIPPEWA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-17		12/11/2020	004A	401	235,900	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	228,140	220,525	1.035	



1917 HERITAGE WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-65		12/02/2020	004A	401	229,900	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	92	222,140	235,315	0.944	



Neighborhoods Used: 004A.4040A CONDOS EAGLE POINT DUPLEX

1713 CHIPPEWA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-19		11/17/2020	004A	401	238,900	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	231,140	220,525	1.048	



1711 CHIPPEWA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-20		10/22/2020	004A	401	236,000	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	228,240	220,525	1.035	



1662 CHIPPEWA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-07		09/28/2020	004A	401	220,000	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	84	212,240	200,322	1.059	



11:14 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 004A.4040A CONDOS EAGLE POINT DUPLEX

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>>
# Valid Sales 11	# Invalid Sales 9	Coefficient of Dispersion (%) 4.27	Coefficient of Variation (%) 6.63	Price Related Differential 1.002
After Application of E.C.F.s		4.27	6.64	1.002

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
1 STORY	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
2 STORY	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
APT-OH-COM BLDG	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
BILEVEL	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
BUNGALO	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
CAPE COD	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
COLONIAL	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
CONTEMPORARY	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
DOUBLEWIDE	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
DUPLEX	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
LOG	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
MODULAR	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
MULTI-FAMILY	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
MULTI-STORY	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
RAISED RANCH	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
RANCH	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
TRILEVEL	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)
	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)	1.023(11)

Single Family E.C.F. : 1.023 (11)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 004A - 4040A CONDOS EAGLE POINT DUPLEX

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 004B.4040B CONDOS EAGLE POINT QUAD UNITS

1653 CHIPPEWA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-32		12/29/2021	004B	401	214,000	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	84	206,240	214,383	0.962	



1639 CHIPPEWA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-39		11/01/2021	004B	401	183,000	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	82	175,240	205,754	0.852	



1649 CHIPPEWA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06090-34		07/01/2021	004B	401	160,000	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	84	152,240	211,919	0.718	



11:11 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 004B.4040B CONDOS EAGLE POINT QUAD UNITS

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales 3	# Invalid Sales 3	Coefficient of Dispersion (%) 9.57	Coefficient of Variation (%) 11.77	Price Related Differential 1.014
After Application of E.C.F.s		9.57	11.77	1.014

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
1 STORY	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
2 STORY	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
APT-OH-COM BLDG	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
BILEVEL	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
BUNGALO	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
CAPE COD	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
COLONIAL	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
CONTEMPORARY	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
DOUBLEWIDE	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
DUPLEX	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
LOG	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
MODULAR	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
MULTI-FAMILY	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
MULTI-STORY	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
RAISED RANCH	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
RANCH	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
TRILEVEL	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)
	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)	0.844 (3)

Single Family E.C.F.	:	0.844	(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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 004B - 4040B CONDOS EAGLE POINT QUAD UNITS

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 007.4070 CONDOS ORCHARD GLEN

1820 ORCHARD DR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
17-000-10700-17		03/09/2022	007	401	135,000
LandValue					7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67	127,240	139,389	0.913



420 APPLEWOOD LANE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
17-000-10700-27		02/09/2022	007	401	132,000
LandValue					8,247
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	123,753	132,235	0.936



230 PEACHWOOD LANE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
17-000-10700-02		12/29/2021	007	401	109,150
LandValue					8,207
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	100,943	104,565	0.965



120 APRICOT LANE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
17-000-10700-30		12/15/2021	007	401	234,900
LandValue					8,353
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71	226,547	195,986	1.156



1622 ORCHARD DR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
17-000-10700-41		05/20/2021	007	401	155,000
LandValue					7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	147,240	154,173	0.955



620 CHERRYWOOD LANE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
17-000-10700-21		09/02/2020	007	401	135,000
LandValue					8,247
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	126,753	131,670	0.963



205 PLUMTREE LANE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
17-000-10700-54		08/31/2020	007	401	219,000
LandValue					8,281
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	210,719	201,961	1.043



105 CRESTHAVEN LANE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
17-000-10700-53		08/25/2020	007	401	200,000
LandValue					8,244
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76	191,756	195,995	0.978



Neighborhoods Used: 007.4070 CONDOS ORCHARD GLEN

320 APPLEWOOD LANE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-10700-10		08/12/2020	007	401	143,000	8,214
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	66	134,786	135,344	0.996	



1617 ORCHARD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-10700-35		07/15/2020	007	401	138,000	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	73	130,240	169,698	0.767	



310 CRESTHAVEN LANE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-10700-49		07/02/2020	007	401	219,000	8,435
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	76	210,565	223,116	0.944	



510 APRICOT LANE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-10700-34		06/25/2020	007	401	221,500	7,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	73	213,740	185,962	1.149	



11:09 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 007.4070 CONDOS ORCHARD GLEN

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>
# Valid Sales 12	# Invalid Sales 9	Coefficient of Dispersion (%) 6.56	Coefficient of Variation (%) 10.02	Price Related Differential 1.016	
After Application of E.C.F.s					
		6.56	10.02	1.016	

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

* Style *	911.100	81.190	71.180	61.170	51.160	0.150
1 1/2 STORY	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
1 STORY	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
2 STORY	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
APT-OH-COM BLDG	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
BILEVEL	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
BUNGALO	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
CAPE COD	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
COLONIAL	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
CONTEMPORARY	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
DOUBLEWIDE	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
DUPLEX	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
LOG	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
MODULAR	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
MULTI-FAMILY	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
MULTI-STORY	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
RAISED RANCH	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
RANCH	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
TRILEVEL	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)
	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)	0.987(12)

Single Family E.C.F. : 0.987 (12)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 007 - 4070 CONDOS ORCHARD GLEN

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

11:06 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 009 - 4090 CONDOS ROSEWOOD , 008 - 4080 CONDOS WOODSIDE, 006 - 4060 CONDOS CHIP VILLAGE

1508 E GAYLORD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11810-05	02/21/2022 009	401	139,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	75	135,000	148,185
				0.911



1825 S CRAWFORD, A1 (UNIT20)

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-04600-20	01/26/2022 006	401	63,750	3,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	62	60,750	112,084
				0.542



1681 E GAYLORD CONDO B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11807-34	01/17/2022 009	401	137,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	81	133,000	164,754
				0.807



1509 E GAYLORD CONDO B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11803-18	01/04/2022 009	401	181,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	73	177,000	175,019
				1.011



1621 E GAYLORD CONDO C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11806-19	12/06/2021 009	401	138,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	78	134,000	159,721
				0.839



1005 SWEENEY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11809-03	12/03/2021 009	401	222,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	90	218,000	228,302
				0.955



1010 SWEENEY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11808-04	11/17/2021 009	401	94,900	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	90,900	166,042
				0.547



1519 E GAYLORD CONDO A

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11804-09	09/20/2021 009	401	158,500	7,360
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	72	151,140	161,770
				0.934



11:06 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 009 - 4090 CONDOS ROSEWOOD , 008 - 4080 CONDOS WOODSIDE, 006 - 4060 CONDOS CHIP VILLAGE

1017 SWEENEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11809-09		09/17/2021	009	401	169,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	165,000	193,112	0.854	



1020 SWEENEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11808-15		09/10/2021	009	401	190,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	80	186,000	197,877	0.940	



1637 E GAYLORD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11807-03		08/24/2021	009	401	209,900	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	205,900	203,459	1.012	



1631 E GAYLORD CONDO C

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11807-31		08/23/2021	009	401	128,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	80	124,000	163,403	0.759	



1525 E GAYLORD CONDO B

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11805-14		08/11/2021	009	401	135,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	75	131,000	159,822	0.820	



1411 E GAYLORD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11802-08		08/06/2021	009	401	155,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	151,000	157,520	0.959	



1501 E GAYLORD CONDO A

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11803-13		07/27/2021	009	401	202,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	198,000	189,834	1.043	



1014 SWEENEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11808-06		07/14/2021	009	401	199,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	195,000	187,224	1.042	



11:06 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 009 - 4090 CONDOS ROSEWOOD , 008 - 4080 CONDOS WOODSIDE, 006 - 4060 CONDOS CHIP VILLAGE

1425 E GAYLORD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11802-15 07/01/2021 009 401 128,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 70 124,000 145,025 0.855



1513 E GAYLORD CONDO B
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11804-02 06/18/2021 009 401 150,000 7,360
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 72 142,640 177,962 0.802



908 S CRAPO
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11802-04 06/16/2021 009 401 148,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 144,000 159,596 0.902



1525 E GAYLORD CONDO C
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11805-15 05/21/2021 009 401 134,800 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 75 130,800 155,547 0.841



902 S CRAPO
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11801-03 05/14/2021 009 401 106,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 64 102,000 144,366 0.707



1409 E GAYLORD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11802-07 05/13/2021 009 401 130,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 70 126,000 140,349 0.898



1621 E GAYLORD CONDO C
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11806-19 05/06/2021 009 401 117,500 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 78 113,500 159,721 0.711



1405 E GAYLORD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11802-05 04/16/2021 009 401 145,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 141,000 156,574 0.901



11:06 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 009 - 4090 CONDOS ROSEWOOD , 008 - 4080 CONDOS WOODSIDE, 006 - 4060 CONDOS CHIP VILLAGE

1509 E GAYLORD CONDO B
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11803-18 12/23/2020 009 401 139,500 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 73 135,500 175,019 0.774



1527 E GAYLORD CONDO A
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11805-17 12/17/2020 009 401 125,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 121,000 137,826 0.878



1621 E GAYLORD CONDO D
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11806-20 12/11/2020 009 401 130,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 126,000 144,396 0.873



1623 E GAYLORD CONDO A
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11806-05 12/01/2020 009 401 143,500 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 139,500 141,587 0.985



1509 E GAYLORD CONDO A
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11803-17 11/17/2020 009 401 147,500 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 143,500 154,666 0.928



1511 E GAYLORD CONDO C
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11804-15 10/30/2020 009 401 148,000 7,360
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 72 140,640 171,592 0.820



1647 E GAYLORD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11807-08 09/08/2020 009 401 177,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 173,000 201,724 0.858



1007 SWEENEY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11809-04 07/30/2020 009 401 147,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 79 143,000 165,804 0.862



11:06 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 009 - 4090 CONDOS ROSEWOOD , 008 - 4080 CONDOS WOODSIDE, 006 - 4060 CONDOS CHIP VILLAGE

1517 E BELLOWS CONDO B
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-14400-14 07/29/2020 008 401 75,000 7,760
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 73 67,240 131,888 0.510



1636 E GAYLORD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11811-18 07/03/2020 009 401 209,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 205,000 205,803 0.996



1623 E GAYLORD CONDO B
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11806-06 06/24/2020 009 401 125,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 77 121,000 157,210 0.770



1507 E GAYLORD CONDO C
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11803-07 06/16/2020 009 401 129,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 72 125,000 147,928 0.845



1529 E GAYLORD CONDO B
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11805-06 04/10/2020 009 401 134,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 130,000 140,576 0.925



1667 E GAYLORD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 17-000-11807-15 04/10/2020 009 401 175,000 4,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 85 171,000 205,942 0.830



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

11:01 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 009.4090 CONDOS ROSEWOOD

1508 E GAYLORD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11810-05		02/21/2022	009	401	139,000	4,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75		135,000	148,185	0.911



1681 E GAYLORD CONDO B

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11807-34		01/17/2022	009	401	137,000	4,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	81		133,000	164,754	0.807



1509 E GAYLORD CONDO B

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11803-18		01/04/2022	009	401	181,000	4,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	73		177,000	175,019	1.011



1621 E GAYLORD CONDO C

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11806-19		12/06/2021	009	401	138,000	4,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	78		134,000	159,721	0.839



1005 SWEENEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11809-03		12/03/2021	009	401	222,000	4,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	90		218,000	228,302	0.955



1010 SWEENEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11808-04		11/17/2021	009	401	94,900	4,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78		90,900	166,042	0.547



1519 E GAYLORD CONDO A

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11804-09		09/20/2021	009	401	158,500	7,360
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		151,140	161,770	0.934



1017 SWEENEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11809-09		09/17/2021	009	401	169,000	4,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78		165,000	193,112	0.854



11:01 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 009.4090 CONDOS ROSEWOOD

1020 SWEENEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11808-15		09/10/2021	009	401	190,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	80	186,000	197,877	0.940	



1637 E GAYLORD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11807-03		08/24/2021	009	401	209,900	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	205,900	203,459	1.012	



1631 E GAYLORD CONDO C

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11807-31		08/23/2021	009	401	128,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	80	124,000	163,403	0.759	



1525 E GAYLORD CONDO B

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11805-14		08/11/2021	009	401	135,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	75	131,000	159,822	0.820	



1411 E GAYLORD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11802-08		08/06/2021	009	401	155,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	151,000	157,520	0.959	



1501 E GAYLORD CONDO A

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11803-13		07/27/2021	009	401	202,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	198,000	189,834	1.043	



1014 SWEENEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11808-06		07/14/2021	009	401	199,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	195,000	187,224	1.042	



1425 E GAYLORD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11802-15		07/01/2021	009	401	128,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	70	124,000	145,025	0.855	



11:01 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 009.4090 CONDOS ROSEWOOD

1513 E GAYLORD CONDO B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11804-02	06/18/2021 009	401	150,000	7,360
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	72	142,640	177,962
				E.C.F. 0.802



908 S CRAPO

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11802-04	06/16/2021 009	401	148,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	144,000	159,596
				E.C.F. 0.902



1525 E GAYLORD CONDO C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11805-15	05/21/2021 009	401	134,800	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	75	130,800	155,547
				E.C.F. 0.841



902 S CRAPO

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11801-03	05/14/2021 009	401	106,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	64	102,000	144,366
				E.C.F. 0.707



1409 E GAYLORD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11802-07	05/13/2021 009	401	130,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	70	126,000	140,349
				E.C.F. 0.898



1621 E GAYLORD CONDO C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11806-19	05/06/2021 009	401	117,500	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	78	113,500	159,721
				E.C.F. 0.711



1405 E GAYLORD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11802-05	04/16/2021 009	401	145,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	141,000	156,574
				E.C.F. 0.901



1509 E GAYLORD CONDO B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-11803-18	12/23/2020 009	401	139,500	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	73	135,500	175,019
				E.C.F. 0.774



Neighborhoods Used: 009.4090 CONDOS ROSEWOOD

1527 E GAYLORD CONDO A						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11805-17		12/17/2020	009	401	125,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	121,000	137,826	0.878	



1621 E GAYLORD CONDO D						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11806-20		12/11/2020	009	401	130,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	126,000	144,396	0.873	



1623 E GAYLORD CONDO A						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11806-05		12/01/2020	009	401	143,500	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	139,500	141,587	0.985	



1509 E GAYLORD CONDO A						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11803-17		11/17/2020	009	401	147,500	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	143,500	154,666	0.928	



1511 E GAYLORD CONDO C						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11804-15		10/30/2020	009	401	148,000	7,360
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	72	140,640	171,592	0.820	



1647 E GAYLORD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11807-08		09/08/2020	009	401	177,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	173,000	201,724	0.858	



1007 SWEENEY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11809-04		07/30/2020	009	401	147,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	143,000	165,804	0.862	



1636 E GAYLORD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11811-18		07/03/2020	009	401	209,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	205,000	205,803	0.996	



Neighborhoods Used: 009.4090 CONDOS ROSEWOOD

1623 E GAYLORD CONDO B						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11806-06		06/24/2020 009	401	125,000	4,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	77	121,000	157,210	0.770	



1507 E GAYLORD CONDO C						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11803-07		06/16/2020 009	401	129,000	4,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	72	125,000	147,928	0.845	



1529 E GAYLORD CONDO B						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11805-06		04/10/2020 009	401	134,000	4,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	130,000	140,576	0.925	



1667 E GAYLORD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11807-15		04/10/2020 009	401	175,000	4,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	85	171,000	205,942	0.830	



11:01 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 009.4090 CONDOS ROSEWOOD

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
36	41	9.06	13.18	1.019
After Application of E.C.F.s		9.07	13.19	1.019

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

* Style *	911.100	81.190	71.180	61.170	51.160	0.150
1 1/2 STORY	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
1 STORY	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
2 STORY	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
APT-OH-COM BLDG	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
BILEVEL	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
BUNGALO	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
CAPE COD	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
COLONIAL	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
CONTEMPORARY	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
DOUBLEWIDE	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
DUPLEX	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
LOG	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
MODULAR	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
MULTI-FAMILY	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
MULTI-STORY	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
RAISED RANCH	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
RANCH	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
TRILEVEL	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)
	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)	0.876(36)

Single Family E.C.F. : 0.876 (36)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 009 - 4090 CONDOS ROSEWOOD

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 010.4100 CONDOS BEAU PRE

300 RUSSELL, UNIT #15						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-02201-15		12/16/2021 010	401	295,000	4,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	76	291,000	262,863	1.107	



300 RUSSELL, UNIT #7						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-02201-07		10/18/2021 010	401	170,000	4,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	166,000	161,999	1.025	



300 RUSSELL, UNIT #4						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-02201-04		04/13/2021 010	401	190,000	4,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	186,000	168,932	1.101	



300 RUSSELL, UNIT #21						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-02201-21		04/08/2020 010	401	205,000	4,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	201,000	225,543	0.891	



10:54 AM

DB: Mt Pleasant 2023

Neighborhoods Used: 010.4100 CONDOS BEAU PRE

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	1	7.20	8.87	1.007
After Application of E.C.F.s		7.20	8.87	1.007

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
1 STORY	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
2 STORY	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
APT-OH-COM BLDG	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
BILEVEL	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
BUNGALO	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
CAPE COD	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
COLONIAL	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
CONTEMPORARY	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
DOUBLEWIDE	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
DUPLEX	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
LOG	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
MODULAR	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
MULTI-FAMILY	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
MULTI-STORY	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
RAISED RANCH	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
RANCH	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
TRILEVEL	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)
	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)	1.030 (4)

Single Family E.C.F.	:	1.030	(4)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 010 - 4100 CONDOS BEAU PRE

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 011.4110 NEIGHBORHOOD 011

605 N BRADLEY & 607
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-01571-00 07/26/2021 011 401 143,500 23,422
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BILEVEL 65 120,078 180,585 0.665



801 OAKLAND DR A & B
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-01575-00 04/30/2021 011 401 210,000 39,877
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 170,123 204,995 0.830



1849 WOODLAND
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-01535-00 04/02/2021 011 401 189,900 32,433
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BILEVEL 65 157,467 165,705 0.950



1825 OAKLAND DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-01577-00 03/30/2021 011 401 240,000 30,867
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 76 209,133 310,217 0.674



1826 WOODLAND
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-01531-00 12/01/2020 011 401 206,000 30,539
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 70 175,461 258,798 0.678



Neighborhoods Used: 011.4110 NEIGHBORHOOD 011

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
5	0	9.02	15.01	1.000	
After Application of E.C.F.s		8.37	13.92	1.001	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
1 STORY	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
2 STORY	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
APT-OH-COM BLDG	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
BILEVEL	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
BUNGALO	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
CAPE COD	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
COLONIAL	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
CONTEMPORARY	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
DOUBLEWIDE	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
DUPLEX	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
LOG	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
MODULAR	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
MULTI-FAMILY	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
MULTI-STORY	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
RAISED RANCH	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
RANCH	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
TRILEVEL	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)
	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)	0.743(5)

Single Family E.C.F.	:	0.743	(5)
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: 04/01/2020
```

```
      Ending Date: 03/31/2022
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s) : 011 - 4110 NEIGHBORHOOD 011
```

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

Neighborhoods Used: 021.4210 NEIGHBORHOOD 021

1703 W PICKARD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17805-00		02/10/2022	021	401	105,000	54,814
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	50,186	73,133	0.686	



612 NEIER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17560-00		11/29/2021	021	401	164,900	31,016
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	133,884	134,801	0.993	



622 WHITNEY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17524-00		11/26/2021	021	401	100,000	29,700
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	70,300	82,283	0.854	



1603 W PICKARD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17808-00		11/09/2021	021	401	61,800	23,403
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	50	38,397	46,639	0.823	



715 NEIER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17519-00		11/01/2021	021	401	128,500	32,635
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	58	95,865	98,656	0.972	



1610 ELM						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17529-00		10/22/2021	021	401	134,900	34,715
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	100,185	76,759	1.305	



719 WHITNEY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17502-00		10/07/2021	021	401	160,000	27,601
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	62	132,399	127,297	1.040	



626 N BRADLEY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17512-00		10/01/2021	021	401	179,000	30,253
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	148,747	144,192	1.032	



Neighborhoods Used: 021.4210 NEIGHBORHOOD 021

1601 W PICKARD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17809-00		09/20/2021	021	401	126,000	23,785
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	57	102,215	108,110	0.945	



805 COOLEY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17546-00		09/17/2021	021	401	158,000	38,930
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	119,070	115,288	1.033	



1605 W PICKARD ST & 1607 W						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17807-00		09/14/2021	021	401	126,000	30,509
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	95,491	148,640	0.642	



702 COOLEY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17594-00		09/03/2021	021	401	96,000	30,359
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	60	65,641	88,113	0.745	



704 WHITNEY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17521-00		08/23/2021	021	401	130,000	30,504
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	58	99,496	82,811	1.201	



608 NEIER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17561-00		08/03/2021	021	401	110,000	26,212
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	82	83,788	88,077	0.951	



1617 W PICKARD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17806-00		07/26/2021	021	401	106,000	30,317
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	71	75,683	73,310	1.032	



1602 ELM						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17527-00		06/08/2021	021	401	109,000	35,041
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	73,959	82,018	0.902	



Neighborhoods Used: 021.4210 NEIGHBORHOOD 021

1010 NEIER A & B						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-17538-00		04/21/2021 021	401	145,000	34,641	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	62	110,359	129,672	0.851	



715 WHITNEY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-17505-00		02/26/2021 021	401	128,000	29,700	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	58	98,300	92,746	1.060	



610 COOLEY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-17598-00		10/14/2020 021	401	120,000	32,905	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	87,095	86,529	1.007	



905 N HENRY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-17576-00		10/06/2020 021	401	110,500	33,810	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	60	76,690	66,945	1.146	



1006 N BRADLEY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-17819-00		09/24/2020 021	401	109,000	25,925	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	62	83,075	78,611	1.057	



716 NEIER						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-17551-00		07/02/2020 021	401	91,500	29,812	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	53	61,688	81,576	0.756	



1612 MARY ANN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-17813-00		05/08/2020 021	401	142,000	30,661	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	60	111,339	124,695	0.893	



923 N HENRY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-17571-00		04/13/2020 021	401	106,500	42,490	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	60	64,010	90,755	0.705	



02:18 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 021.4210 NEIGHBORHOOD 021

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
24	10	10.18	12.85	1.010
After Application of E.C.F.s		10.24	12.89	1.011

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

* Style *	911.100	81.1.90	71.1.80	61.1.70	51.1.60	0.1.50
1 1/2 STORY	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
1 STORY	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
2 STORY	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
APT-OH-COM BLDG	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
BILEVEL	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
BUNGALO	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
CAPE COD	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
COLONIAL	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
CONTEMPORARY	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
DOUBLEWIDE	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
DUPLEX	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
LOG	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
MODULAR	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
MULTI-FAMILY	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
MULTI-STORY	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
RAISED RANCH	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
RANCH	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
TRILEVEL	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)
	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)	0.938 (24)

Single Family E.C.F. : 0.938 (24)
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: 04/01/2020
```

```
        Ending Date: 03/31/2022
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s) : 021 - 4210 NEIGHBORHOOD 021
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 022.4220 NEIGHBORHOOD 022

1104 WARD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13649-00		03/25/2022 022	401	91,500	42,503	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	48,997	60,334	0.812	



1706 W BROADWAY ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-06712-00		03/18/2022 022	401	135,000	30,661	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	62	104,339	102,968	1.013	



215 N ADAMS						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-02614-00		03/18/2022 022	401	69,500	27,744	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	41,756	35,191	1.187	



1109 HAROLD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13633-00		03/18/2022 022	401	58,500	25,218	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	33,282	46,759	0.712	



1303 HAROLD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13625-00		12/28/2021 022	401	103,000	24,300	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	78,700	62,584	1.258	



1112 ROBERT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13733-00		12/20/2021 022	401	178,000	42,783	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	135,217	103,519	1.306	



1006 ELM						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13683-00		11/24/2021 022	401	101,000	24,426	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	76,574	75,404	1.016	



1210 PENNSYLVANIA						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13537-00		11/22/2021 022	401	90,000	25,634	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	63	64,366	63,474	1.014	



Neighborhoods Used: 022.4220 NEIGHBORHOOD 022

108 N ADAMS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02603-00		11/15/2021 022		401	115,900	30,107
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	85,793	81,442	1.053	



1307 HAROLD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13623-00		11/08/2021 022		401	89,000	24,300
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	64,700	43,347	1.493	



206 N ADAMS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02607-00		10/29/2021 022		401	81,500	27,802
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	53,698	58,180	0.923	



1210 WARD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13657-00		10/29/2021 022		401	95,000	24,300
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	70,700	64,378	1.098	



214 MAXWELL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02631-00		09/27/2021 022		401	110,000	27,661
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	50	82,339	76,051	1.083	



208 N BRADLEY 1/2						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06705-00		09/15/2021 022		401	85,000	33,033
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	51,967	74,015	0.702	



1204 ELM						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13692-00		09/07/2021 022		401	125,000	42,309
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	53	82,691	68,325	1.210	



1109 ROBERT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13753-00		08/27/2021 022		401	77,000	34,111
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	42,889	42,556	1.008	



Neighborhoods Used: 022.4220 NEIGHBORHOOD 022

1132 W BROADWAY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02601-00		08/19/2021 022		401	116,000	31,435
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	84,565	66,472	1.272	



1301 ELM						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13506-00		07/29/2021 022		401	98,000	24,624
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	58	73,376	55,223	1.329	



1104 BRUCE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-05816-00		07/22/2021 022		401	93,000	23,865
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	51	69,135	87,792	0.787	



1201 HAROLD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13631-00		07/09/2021 022		401	90,000	24,300
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	65,700	64,544	1.018	



1205 BRUCE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13523-00		07/08/2021 022		401	96,600	23,772
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	50	72,828	70,550	1.032	



1204 ROBERT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11703-00		06/21/2021 022		401	87,500	26,666
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	49	60,834	38,901	1.564	



1310 WARD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13663-00		06/16/2021 022		401	75,000	24,351
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	23	50,649	26,376	1.920	



310 N ADAMS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-05855-00		05/17/2021 022		401	70,000	25,413
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	44,587	56,049	0.795	



Neighborhoods Used: 022.4220 NEIGHBORHOOD 022

611 N ADAMS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13673-00		05/17/2021 022		401	100,000	24,670
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	75,330	91,988	0.819	



1108 WARD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13651-00		05/11/2021 022		401	128,000	34,519
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	93,481	117,949	0.793	



1007 ARTHUR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13725-00		05/10/2021 022		401	87,500	24,225
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	63,275	55,295	1.144	



1201 ROBERT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11711-00		05/10/2021 022		401	129,500	27,749
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	101,751	71,925	1.415	



1006 PENNSYLVANIA						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-05842-00		04/27/2021 022		401	68,500	24,858
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	50	43,642	75,218	0.580	



309 MAXWELL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08408-00		04/23/2021 022		401	100,000	31,712
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	65	68,288	76,629	0.891	



1303 BRUCE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13528-00		04/22/2021 022		401	74,700	23,801
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	70	50,899	47,076	1.081	



107 N HENRY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11904-00		04/14/2021 022		401	104,300	31,415
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	72,885	85,637	0.851	



Neighborhoods Used: 022.4220 NEIGHBORHOOD 022

1309 ELM						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13509-00		04/12/2021 022	401	113,000	42,215	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	53	70,785	79,325	0.892	



1107 HAROLD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13634-00		04/01/2021 022	401	95,000	26,237	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	68,763	52,830	1.302	



1208 ROBERT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11704-00		03/05/2021 022	401	95,000	35,265	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	59,735	62,051	0.963	



401 N HENRY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-16053-00		03/01/2021 022	401	79,900	25,629	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	60	54,271	53,802	1.009	



1009 ROBERT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13747-00		01/14/2021 022	401	103,900	23,933	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	79,967	88,636	0.902	



1110 BRUCE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-05813-00		01/11/2021 022	401	82,500	23,931	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	58,569	66,363	0.883	



1300 PENNSYLVANIA						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13536-00		12/22/2020 022	401	102,000	23,747	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	60	78,253	75,071	1.042	



1103 ROBERT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13750-00		12/09/2020 022	401	97,000	23,994	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	73,006	83,612	0.873	



02:16 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 022.4220 NEIGHBORHOOD 022

1406 BRUCE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-16062-00		12/04/2020	022	401	86,000	36,982
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	49,018	62,556	0.784	



1104 ROBERT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13737-00		12/04/2020	022	401	65,900	24,569
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	60	41,331	44,924	0.920	



1012 ROBERT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13739-00		11/06/2020	022	401	54,250	26,197
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	46	28,053	33,842	0.829	



110 N HENRY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08417-00		10/15/2020	022	401	99,500	34,713
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	64,787	77,140	0.840	



1309 ROBERT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11719-00		10/15/2020	022	401	66,000	26,690
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	39,310	44,708	0.879	



1006 HAROLD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13603-00		10/14/2020	022	401	97,000	24,282
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	60	72,718	79,853	0.911	



1008 ELM

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13684-00		09/25/2020	022	401	72,000	24,762
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	65	47,238	64,210	0.736	



611 N HARRIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-16011-00		08/14/2020	022	401	143,500	33,508
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	109,992	151,921	0.724	



Neighborhoods Used: 022.4220 NEIGHBORHOOD 022

1210 BRUCE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13516-00		07/29/2020 022	401	55,000	24,663	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	30,337	44,414	0.683	



1010 ROBERT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13740-00		07/28/2020 022	401	59,750	24,653	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	70	35,097	53,971	0.650	



210 N HENRY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-08411-00		07/25/2020 022	401	107,000	38,871	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	68,129	89,163	0.764	



1216 W BROADWAY ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-02624-00		05/14/2020 022	401	90,000	29,177	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	60,823	76,400	0.796	



1307 ROBERT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11718-00		05/01/2020 022	401	65,000	26,609	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	51	38,391	42,258	0.908	



Neighborhoods Used: 022.4220 NEIGHBORHOOD 022

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
53	37	12.29	15.55	1.011	
After Application of E.C.F.s		12.23	15.49	1.012	

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

* Style *	911.100	811.90	711.80	611.70	511.60	0.50
1 1/2 STORY	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
1 STORY	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
2 STORY	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
APT-OH-COM BLDG	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
BILEVEL	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
BUNGALO	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
CAPE COD	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
COLONIAL	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
CONTEMPORARY	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
DOUBLEWIDE	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
DUPLEX	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
LOG	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
MODULAR	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
MULTI-FAMILY	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
MULTI-STORY	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
RAISED RANCH	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
RANCH	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
TRILEVEL	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)
	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)	0.962 (53)

Single Family E.C.F. : 0.962 (53)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 022 - 4220 NEIGHBORHOOD 022

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

02:13 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 023.4230 NEIGHBORHOOD 023

1700 FESSENDEN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13334-00		11/18/2021	023	401	115,000	26,400
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	88,600	73,455	1.206	



1008 GRATIOT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-18118-00		11/17/2021	023	401	50,129	19,570
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	30,559	52,652	0.580	



1305 W BROADWAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13913-00		10/08/2021	023	401	126,000	24,462
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	101,538	58,616	1.732	



1502 W MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13937-00		10/02/2021	023	401	196,000	29,271
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	84	166,729	180,557	0.923	



1502 W MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13937-00		10/01/2021	023	401	150,000	29,271
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	84	120,729	180,557	0.669	



1309 W BROADWAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13911-00		09/20/2021	023	401	168,000	43,392
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	124,608	96,759	1.288	



1209 FESSENDEN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08129-00		09/03/2021	023	401	145,000	26,400
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	95	118,600	103,059	1.151	



1603 W MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13321-00		08/09/2021	023	401	130,001	36,753
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	93,248	84,364	1.105	



Neighborhoods Used: 023.4230 NEIGHBORHOOD 023

410 S ADAMS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08237-00		07/12/2021	023	401	120,000	26,842
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	70	93,158	87,861	1.060	



1021 GRATIOT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-18123-00		05/07/2021	023	401	71,500	23,041
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	60	48,459	77,103	0.628	



1505 FESSENDEN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08146-00		04/19/2021	023	401	55,000	26,020
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	45	28,980	38,506	0.753	



210 S ADAMS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-18144-00		04/16/2021	023	401	125,000	32,623
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI-STORY	70	92,377	88,565	1.043	



1106 LYONS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08116-00		03/19/2021	023	401	135,000	25,588
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	65	109,412	116,562	0.939	



1106 LYONS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08116-00		03/19/2021	023	401	135,000	25,588
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	65	109,412	116,562	0.939	



119 S BRADLEY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13318-00		03/18/2021	023	401	95,000	27,749
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	65	67,251	77,904	0.863	



119 S BRADLEY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13318-00		03/18/2021	023	401	95,000	27,749
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	65	67,251	77,904	0.863	



02:14 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 023.4230 NEIGHBORHOOD 023

1405 FESSENDEN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-08143-00	02/24/2021 023	401	130,000	47,231
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	82,769	66,253
				E.C.F. 1.249



1408 W MICHIGAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-13908-00	02/04/2021 023	401	82,000	25,133
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	56,867	61,214
				E.C.F. 0.929



1503 LYONS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-08206-00	01/04/2021 023	401	94,000	22,073
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	71,927	89,104
				E.C.F. 0.807



120 S HENRY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-13906-00	12/16/2020 023	401	82,900	25,195
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	57,705	65,180
				E.C.F. 0.885



406 S ADAMS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-08238-00	11/20/2020 023	401	133,900	30,756
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	103,144	116,125
				E.C.F. 0.888



1603 W BROADWAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-13301-00	10/16/2020 023	401	140,000	39,392
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	100,608	95,854
				E.C.F. 1.050



1309 LYONS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-08223-00	09/25/2020 023	401	114,900	28,683
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	86,217	106,516
				E.C.F. 0.809



412 WOOD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-08198-00	09/08/2020 023	401	123,000	31,713
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BILEVEL	62	91,287	110,186
				E.C.F. 0.828



Neighborhoods Used: 023.4230 NEIGHBORHOOD 023

1507 LYONS						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-08208-00		09/04/2020 023	401	86,000	26,468	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	59,532	66,719	0.892	



1711 W BROADWAY ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13309-00		08/21/2020 023	401	115,000	27,821	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	87,179	86,118	1.012	



1708 LYONS						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-08170-00		08/13/2020 023	401	124,000	32,018	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	91,982	115,972	0.793	



1303 LYONS						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-08221-00		08/03/2020 023	401	91,000	25,588	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	70	65,412	87,141	0.751	



1103 PARK AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-18108-00		05/04/2020 023	401	148,750	33,050	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	115,700	117,395	0.986	



Neighborhoods Used: 023.4230 NEIGHBORHOOD 023

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
29	27	12.05	15.94	1.021
After Application of E.C.F.s		12.08	15.83	1.021

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

* Style *	911.100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
1 STORY	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
2 STORY	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
APT-OH-COM BLDG	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
BILEVEL	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
BUNGALO	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
CAPE COD	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
COLONIAL	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
CONTEMPORARY	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
DOUBLEWIDE	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
DUPLEX	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
LOG	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
MODULAR	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
MULTI-FAMILY	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
MULTI-STORY	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
RAISED RANCH	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
RANCH	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
TRILEVEL	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)
	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)	0.939 (29)

Single Family E.C.F. : 0.939 (29)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 023 - 4230 NEIGHBORHOOD 023

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 024.4240 NEIGHBORHOOD 024

218 LEATON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09228-00		03/04/2022	024	401	83,700	10,399
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	73,301	39,439	1.859	



1300 GRANGER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06840-00		01/28/2022	024	401	133,500	12,091
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	121,409	102,578	1.184	



1515 UPTON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03808-00		01/28/2022	024	401	76,500	12,936
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	63,564	64,897	0.979	



914 FESSENDEN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09229-00		11/23/2021	024	401	185,500	12,044
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	84	173,456	182,719	0.949	



1402 GRANGER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03843-00		10/27/2021	024	401	145,900	18,869
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	47	127,031	70,132	1.811	



1304 BELNAP						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06816-00		10/05/2021	024	401	111,000	12,042
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	98,958	68,286	1.449	



1309 UPTON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06809-00		06/30/2021	024	401	76,900	12,081
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	64,819	36,247	1.788	
Gross Rent = 6,624, Gross Rent Multiplier = 11.609						



1508 BURCH						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03866-00		04/07/2021	024	401	35,000	14,691
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	20,309	34,508	0.589	



Neighborhoods Used: 024.4240 NEIGHBORHOOD 024

1222 GRANGER
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06843-00 07/22/2020 024 401 135,000 12,091
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 83 122,909 159,219 0.772



1513 UPTON
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-03807-00 06/30/2020 024 401 84,800 15,460
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 69,340 58,536 1.185



1410 BURCH
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-03862-00 05/13/2020 024 401 58,000 13,273
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 44,727 39,933 1.120



204 LEATON
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-09221-00 05/12/2020 024 401 95,000 15,365
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 79,635 64,310 1.238



604 S ADAMS
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06824-00 04/24/2020 024 401 83,000 12,321
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BUNGALO 70 70,679 82,987 0.852



02:10 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 024.4240 NEIGHBORHOOD 024

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
13	20	22.50	27.03	1.017	
After Application of E.C.F.s		22.65	27.14	1.014	

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

* Style *	911..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
1 STORY	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
2 STORY	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
APT-OH-COM BLDG	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
BILEVEL	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
BUNGALO	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
CAPE COD	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
COLONIAL	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
CONTEMPORARY	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
DOUBLEWIDE	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
DUPLEX	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
LOG	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
MODULAR	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
MULTI-FAMILY	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
MULTI-STORY	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
RAISED RANCH	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
RANCH	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
TRILEVEL	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)
	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)	1.101(12)

Single Family E.C.F. : 1.101 (12)
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)
Gross Rent Multiplier: 11.609 (1)

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

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 024 - 4240 NEIGHBORHOOD 024

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 025.4250 NEIGHBORHOOD 025

106 HEIDI CT & 108 HEIDI CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-07603-00		09/17/2020	025	401	155,000	18,181
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	136,819	270,602	0.506	



110 HEIDI CT & 112 HEIDI CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-07604-00		08/26/2020	025	401	150,000	17,331
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	65	132,669	209,876	0.632	



Neighborhoods Used: 025.4250 NEIGHBORHOOD 025

<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	9.35	14.59	0.998
After Application of E.C.F.s		8.95	13.89	0.998

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
1 STORY	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
2 STORY	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
APT-OH-COM BLDG	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
BILEVEL	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
BUNGALO	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
CAPE COD	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
COLONIAL	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
CONTEMPORARY	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
DOUBLEWIDE	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
DUPLEX	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
LOG	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
MODULAR	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
MULTI-FAMILY	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
MULTI-STORY	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
RAISED RANCH	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
RANCH	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
TRILEVEL	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)
	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)	0.561(2)

Single Family E.C.F. : 0.561 (2)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 025 - 4250 NEIGHBORHOOD 025

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 031.4310 NEIGHBORHOOD 031

1105 WENDROW WAY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13841-00		03/28/2022 031	401	450,000	74,782	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	77	375,218	530,352	0.707	



1205 TOMAH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13819-00		07/22/2021 031	401	280,000	37,649	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	242,351	262,836	0.922	



1116 WENDROW WAY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13847-00		07/02/2021 031	401	425,000	47,218	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	377,782	426,063	0.887	



1113 KENT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13807-00		04/19/2021 031	401	325,000	59,189	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	70	265,811	300,920	0.883	



1108 WATSON						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-16642-00		09/03/2020 031	401	809,200	115,222	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	93	693,978	925,058	0.750	



1213 TOMAH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-13821-00		04/21/2020 031	401	185,000	34,120	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	75	150,880	194,225	0.777	



05:35 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 032.4320 NEIGHBORHOOD 032

1351 TOMAH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13213-00		12/14/2021	032	401	220,000	66,149
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	47		153,851	159,453	0.965



907 GLEN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12011-00		12/08/2021	032	401	247,000	50,357
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70		196,643	192,527	1.021



910 HOPKINS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00812-00		11/11/2021	032	401	192,000	44,071
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		147,929	181,353	0.816



804 W PRESTON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00804-00		11/09/2021	032	401	146,000	48,694
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		97,306	79,083	1.230



616 HIGHLAND						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01058-00		08/02/2021	032	401	350,000	46,516
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		303,484	344,254	0.882



1015 GLEN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00928-00		06/23/2021	032	401	199,000	77,941
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		121,059	129,336	0.936



603 HOPKINS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01013-00		12/03/2020	032	401	245,000	70,232
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		174,768	237,688	0.735



802 GORDON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00921-00		11/30/2020	032	401	246,350	80,047
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		166,303	135,024	1.232



Neighborhoods Used: 032.4320 NEIGHBORHOOD 032

1021 GLEN						
Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue	
17-000-01084-00	08/11/2020	032	401	125,000	66,540	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	58,460	55,100	1.061	



Neighborhoods Used: 032.4320 NEIGHBORHOOD 032

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
9	6	9.58	11.81	0.988	
After Application of E.C.F.s		9.15	11.35	0.990	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
1 STORY	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
2 STORY	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
APT-OH-COM BLDG	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
BILEVEL	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
BUNGALO	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
CAPE COD	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
COLONIAL	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
CONTEMPORARY	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
DOUBLEWIDE	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
DUPLEX	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
LOG	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
MODULAR	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
MULTI-FAMILY	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
MULTI-STORY	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
RAISED RANCH	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
RANCH	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
TRILEVEL	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)
	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)	0.938 (9)

Single Family E.C.F.	:	0.938	(9)
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: 04/01/2020
```

```
      Ending Date: 03/31/2022
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s) : 032 - 4320 NEIGHBORHOOD 032
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

02:01 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 032.4320 NEIGHBORHOOD 032

1351 TOMAH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-13213-00		12/14/2021	032	401	220,000	66,149
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	47		153,851	159,453	0.965



907 GLEN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12011-00		12/08/2021	032	401	247,000	50,357
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70		196,643	192,527	1.021



910 HOPKINS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00812-00		11/11/2021	032	401	192,000	44,071
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		147,929	181,353	0.816



804 W PRESTON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00804-00		11/09/2021	032	401	146,000	48,694
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		97,306	79,083	1.230



616 HIGHLAND						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01058-00		08/02/2021	032	401	350,000	46,516
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		303,484	344,254	0.882



1014 GLEN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00929-00		07/09/2021	032	401	150,000	104,556
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	50		45,444	104,612	0.434



1015 GLEN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00928-00		06/23/2021	032	401	199,000	77,941
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		121,059	129,336	0.936



603 HOPKINS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01013-00		12/03/2020	032	401	245,000	70,232
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		174,768	237,688	0.735



Neighborhoods Used: 032.4320 NEIGHBORHOOD 032

802 GORDON						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-00921-00		11/30/2020 032	401	246,350	80,047	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	166,303	135,024	1.232	



1021 GLEN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-01084-00		08/11/2020 032	401	125,000	66,540	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	58,460	55,100	1.061	



802 GORDON						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-00921-00		04/28/2020 032	401	145,000	80,047	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	64,953	135,024	0.481	



02:01 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 032.4320 NEIGHBORHOOD 032

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	4	14.79	18.31	1.009
After Application of E.C.F.s		14.27	18.36	1.014

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

* Style *	911.100	81.190	71.180	61.170	51.160	0.150
1 1/2 STORY	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
1 STORY	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
2 STORY	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
APT-OH-COM BLDG	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
BILEVEL	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
BUNGALO	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
CAPE COD	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
COLONIAL	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
CONTEMPORARY	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
DOUBLEWIDE	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
DUPLEX	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
LOG	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
MODULAR	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
MULTI-FAMILY	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
MULTI-STORY	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
RAISED RANCH	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
RANCH	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
TRILEVEL	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)
	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)	0.873(11)

Single Family E.C.F. : 0.873 (11)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 032 - 4320 NEIGHBORHOOD 032

```

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

02:03 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 033.4330 NEIGHBORHOOD 033

609 CRESCENT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-04812-00	03/25/2022 033	401	175,000	53,237
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	121,763	101,882
				E.C.F. 1.195



1351 S CRAWFORD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-02406-00	12/20/2021 033	401	199,000	51,253
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	147,747	126,643
				E.C.F. 1.167



1702 STOCKMAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-12517-00	11/29/2021 033	401	195,000	46,797
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRILEVEL	55	148,203	116,690
				E.C.F. 1.270



1416 RIDGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-03616-00	10/12/2021 033	401	170,000	48,473
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	121,527	126,937
				E.C.F. 0.957



1405 WATSON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-03612-00	10/08/2021 033	401	250,000	72,342
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	177,658	220,022
				E.C.F. 0.807



1432 RIDGE & 1434 RIDGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-03620-00	07/28/2021 033	401	169,000	48,765
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	120,235	114,886
				E.C.F. 1.047



1712 STOCKMAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-12510-00	05/07/2021 033	401	128,000	46,111
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BILEVEL	52	81,889	101,534
				E.C.F. 0.807



401 CRESCENT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-04847-00	05/05/2021 033	401	217,000	51,196
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BILEVEL	45	165,804	136,025
				E.C.F. 1.219



02:03 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 033.4330 NEIGHBORHOOD 033

1324 CENTER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02412-00		03/26/2021	033	401	195,000	56,867
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	138,133	123,488	1.119	



1325 HIGHLAND

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04833-00		03/22/2021	033	401	158,000	57,315
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	100,685	102,548	0.982	



900 CENTER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02409-00		03/05/2021	033	401	171,000	64,794
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	106,206	122,592	0.866	



1323 CENTER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02419-00		02/18/2021	033	401	159,000	47,862
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	111,138	138,134	0.805	



515 SUNSET

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12538-00		11/20/2020	033	401	115,000	44,191
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	70,809	84,323	0.840	



1333 WATSON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03607-00		10/29/2020	033	401	160,200	46,343
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRILEVEL	70	113,857	157,736	0.722	



511 SUNSET

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12539-00		10/15/2020	033	401	160,000	45,960
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	52	114,040	99,493	1.146	



927 SOUTHMOOR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02443-00		09/28/2020	033	401	160,000	53,670
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	106,330	129,412	0.822	



Neighborhoods Used: 033.4330 NEIGHBORHOOD 033

1719 STOCKMAN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12532-00		08/13/2020	033	401	135,000	43,302
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	50	91,698	92,370	0.993	



513 CRESCENT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04844-00		07/24/2020	033	401	150,000	59,340
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	90,660	98,245	0.923	



1739 STOCKMAN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12529-00		04/22/2020	033	401	129,900	43,766
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	86,134	86,636	0.994	



1321 RIDGE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04821-00		04/21/2020	033	401	172,000	48,281
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	123,719	108,351	1.142	



02:03 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 033.4330 NEIGHBORHOOD 033

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
20	19	9.96	11.76	1.006
After Application of E.C.F.s		9.94	11.73	1.006

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

* Style *	911.100	81.190	71.180	61.170	51.160	0.150
1 1/2 STORY	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
1 STORY	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
2 STORY	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
APT-OH-COM BLDG	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
BILEVEL	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
BUNGALO	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
CAPE COD	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
COLONIAL	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
CONTEMPORARY	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
DOUBLEWIDE	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
DUPLEX	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
LOG	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
MODULAR	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
MULTI-FAMILY	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
MULTI-STORY	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
RAISED RANCH	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
RANCH	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
TRILEVEL	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)
	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)	0.979 (20)

Single Family E.C.F. : 0.979 (20)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 033 - 4330 NEIGHBORHOOD 033

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

Neighborhoods Used: 034.4340 NEIGHBORHOOD 034

901 CANAL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11628-00	05/13/2021 034	401	221,500	54,792	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	166,708	167,805	0.993



1121 GREENBANKS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11631-00	02/15/2021 034	401	449,000	130,497	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	318,503	351,780	0.905



02:10 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 034.4340 NEIGHBORHOOD 034

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
2	3	3.22	4.70	0.989	
After Application of E.C.F.s		3.30	4.82	0.989	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
1 STORY	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
2 STORY	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
APT-OH-COM BLDG	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
BILEVEL	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
BUNGALO	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
CAPE COD	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
COLONIAL	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
CONTEMPORARY	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
DOUBLEWIDE	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
DUPLEX	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
LOG	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
MODULAR	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
MULTI-FAMILY	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
MULTI-STORY	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
RAISED RANCH	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
RANCH	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
TRILEVEL	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)
	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)	0.934 (2)

Single Family E.C.F. : 0.934 (2)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 034 - 4340 NEIGHBORHOOD 034

```

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

Neighborhoods Used: 035.4350 NEIGHBORHOOD 035

1333 CRESTWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-05133-00		01/19/2022	035	401	271,480	39,075
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	69	232,405	254,673	0.913	



1027 COUNTRY WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-05106-00		10/19/2021	035	401	205,000	38,318
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	69	166,682	214,794	0.776	



1401 CRESTWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-05121-00		11/03/2020	035	401	239,000	44,969
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	75	194,031	235,197	0.825	



Neighborhoods Used: 035.4350 NEIGHBORHOOD 035

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
3	4	4.34	5.45	1.006	
After Application of E.C.F.s		4.44	5.63	1.006	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
1 STORY	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
2 STORY	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
APT-OH-COM BLDG	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
BILEVEL	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
BUNGALO	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
CAPE COD	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
COLONIAL	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
CONTEMPORARY	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
DOUBLEWIDE	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
DUPLEX	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
LOG	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
MODULAR	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
MULTI-FAMILY	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
MULTI-STORY	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
RAISED RANCH	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
RANCH	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
TRILEVEL	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)
	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)	0.842(3)

Single Family E.C.F.	:	0.842	(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: 04/01/2020
        Ending Date: 03/31/2022
    Terms Selected: All
   Analyze by Style:
     Analyze by %Good:
       Show Valid Data : X
         Show Invalid Data :
           Show Costs and Residuals:
             Use Infl. Adj. Sale Prices:
               Neighborhood(s) : 035 - 4350 NEIGHBORHOOD 035
```

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

Neighborhoods Used: 041.4410 NEIGHBORHOOD 041

215 BENNETT & 215 1/2 BENNET						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04448-00		03/04/2022	041	401	217,000	43,536
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	173,464	126,718	1.369	



721 N UNIVERSITY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04451-00		02/08/2022	041	401	120,000	39,771
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	80,229	82,398	0.974	



322 N UNIVERSITY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00049-00		01/31/2022	041	401	134,500	35,276
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	99,224	83,687	1.186	



303 N MAIN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00031-01		01/14/2022	041	401	244,000	81,439
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	36	162,561	119,059	1.365	



503 N KINNEY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08834-00		12/15/2021	041	401	83,000	29,975
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	53,025	83,914	0.632	



233 N MAIN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00194-00		11/24/2021	041	401	162,500	42,129
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	120,371	142,673	0.844	



620 N MAIN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04493-00		11/19/2021	041	401	165,000	39,402
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	125,598	111,762	1.124	



303 BENNETT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04442-00		11/01/2021	041	401	145,000	35,933
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	109,067	66,428	1.642	



05:18 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 041.4410 NEIGHBORHOOD 041

304 N LANSING & 304 1/2

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00064-00		09/15/2021	041	401	235,000	58,068
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	47	176,932	236,653	0.748	



615 N UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04492-00		08/24/2021	041	401	122,500	41,758
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	80,742	53,936	1.497	



702 N LANSING

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04434-00		08/16/2021	041	401	172,000	34,981
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	137,019	136,007	1.007	



310 BENNETT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04473-00		08/13/2021	041	401	138,000	26,614
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	70	111,386	93,133	1.196	



504 N LANSING

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04503-00		08/03/2021	041	401	124,000	36,358
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	87,642	76,068	1.152	



510 N KINNEY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08841-00		05/27/2021	041	401	160,000	36,514
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	123,486	90,158	1.370	



206 N LANSING

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00073-00		05/25/2021	041	401	125,000	33,834
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	91,166	95,735	0.952	



623 N FANCHER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08819-00		05/21/2021	041	401	115,000	39,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	75,400	87,557	0.861	



05:18 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 041.4410 NEIGHBORHOOD 041

318 N LANSING

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00066-00		03/29/2021	041	401	147,500	31,292
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		116,208	125,733	0.924



403 N UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00022-00		03/18/2021	041	401	200,000	35,276
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70		164,724	159,373	1.034



701 N KINNEY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08810-00		03/15/2021	041	401	118,000	34,981
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		83,019	84,847	0.978



306 E ANDRE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04514-00		03/11/2021	041	401	81,000	25,543
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	49		55,457	72,123	0.769



814 N LANSING

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04402-00		01/15/2021	041	401	144,500	35,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		108,600	88,874	1.222



507 N FRANKLIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04525-00		01/06/2021	041	401	136,000	39,600
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		96,400	124,804	0.772



523 N FANCHER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08823-00		11/19/2020	041	401	170,000	54,773
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		115,227	82,261	1.401



113 BENNETT & 113 1/2 BENNETT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04456-00		10/22/2020	041	401	95,000	41,692
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		53,308	60,356	0.883



05:18 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 041.4410 NEIGHBORHOOD 041

601 N FRANKLIN & 601 1/2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-04487-00	09/30/2020 041	401	116,500	28,001
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	88,499	77,165
				E.C.F. 1.147



219 N LANSING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-00085-00	09/02/2020 041	401	200,000	36,597
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	163,403	117,171
				E.C.F. 1.395



303 N MAIN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-00031-01	09/02/2020 041	401	150,500	81,439
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	36	69,061	119,059
				E.C.F. 0.580



214 N LANSING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-00075-00	08/20/2020 041	401	115,000	33,834
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	81,166	74,560
				E.C.F. 1.089



804 N UNIVERSITY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-04422-00	08/14/2020 041	401	146,000	40,824
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	105,176	81,737
				E.C.F. 1.287



401 N UNIVERSITY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-00021-00	08/04/2020 041	401	133,000	36,167
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	96,833	111,374
				E.C.F. 0.869



715 N FANCHER AVE & 717

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-08797-00	06/05/2020 041	401	155,000	39,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	115,400	128,222
				E.C.F. 0.900



303 BENNETT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-04442-00	05/20/2020 041	401	125,000	35,933
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	89,067	66,428
				E.C.F. 1.341



Neighborhoods Used: 041.4410 NEIGHBORHOOD 041

312 N LANSING						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-00065-00		05/15/2020 041	401	125,000	31,552	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	93,448	129,119	0.724	



410 N LANSING						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-00002-00		04/23/2020 041	401	79,000	33,572	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	45,428	51,396	0.884	



810 N FANCHER AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-08787-00		04/16/2020 041	401	88,000	41,778	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	46,222	69,483	0.665	



Neighborhoods Used: 041.4410 NEIGHBORHOOD 041

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
35	38	15.14	17.74	1.017
After Application of E.C.F.s		15.13	17.77	1.017

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

* Style *	911.100	81.190	71.180	61.170	51.160	0.150
1 1/2 STORY	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
1 STORY	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
2 STORY	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
APT-OH-COM BLDG	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
BILEVEL	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
BUNGALO	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
CAPE COD	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
COLONIAL	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
CONTEMPORARY	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
DOUBLEWIDE	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
DUPLEX	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
LOG	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
MODULAR	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
MULTI-FAMILY	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
MULTI-STORY	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
RAISED RANCH	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
RANCH	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
TRILEVEL	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)
	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)	1.024 (35)

Single Family E.C.F. : 1.024 (35)
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: 04/01/2020
```

```
      Ending Date: 03/31/2022
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s) : 041 - 4410 NEIGHBORHOOD 041
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

320 E WISCONSIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00534-00		03/31/2022	042	401	127,900	22,230
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60		105,670	97,338	1.086



214 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00456-00		02/24/2022	042	401	79,500	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		43,200	69,013	0.626



412 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00568-00		01/11/2022	042	401	115,000	17,881
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		97,119	91,189	1.065



625 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12252-00		09/24/2021	042	401	139,900	30,582
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		109,318	89,113	1.227



116 OAK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15875-00		09/23/2021	042	401	125,000	38,929
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		86,071	151,647	0.568



301 W MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00458-00		09/10/2021	042	401	130,000	29,208
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		100,792	118,431	0.851



408 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00578-00		09/02/2021	042	401	110,000	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		73,700	77,669	0.949



410 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00550-00		07/06/2021	042	401	98,000	36,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		61,305	71,651	0.856



02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

203 W MAPLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12242-00		06/11/2021	042	401	80,000	26,527
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		53,473	100,087	0.534



204 W ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00444-00		06/08/2021	042	401	120,000	21,786
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		98,214	83,165	1.181



309 S LANSING & 309 1/2

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00524-00		05/21/2021	042	401	130,000	32,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		97,800	95,028	1.029



400 E WISCONSIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00530-00		05/06/2021	042	401	249,900	32,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		217,700	208,515	1.044



410 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00550-00		04/24/2021	042	401	75,000	36,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		38,305	71,651	0.535



412 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00568-00		04/22/2021	042	401	119,000	17,881
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		101,119	91,189	1.109



304 W ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00454-00		03/16/2021	042	401	130,000	15,286
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60		114,714	105,420	1.088



315 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00488-00		02/22/2021	042	401	144,000	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		107,700	95,786	1.124



Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

617 PINE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12246-00		12/29/2020	042	401	115,000	17,547
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		97,453	87,786	1.110



314 E ILLINOIS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00518-00		12/10/2020	042	401	127,900	25,952
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		101,948	71,503	1.426



408 E MICHIGAN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00392-00		11/16/2020	042	401	103,100	22,207
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		80,893	70,348	1.150



425 OAK ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00585-00		08/21/2020	042	401	118,500	20,613
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		97,887	85,231	1.148



219 W LOCUST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12232-00		08/17/2020	042	401	125,000	35,452
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		89,548	78,206	1.145



430 S WASHINGTON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12200-00		04/16/2020	042	401	123,000	16,969
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALO	45		106,031	82,641	1.283



710 S WASHINGTON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01302-00		04/06/2020	042	401	125,000	34,911
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		90,089	79,691	1.130



208 S OAK ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15867-00		04/01/2020	042	401	98,000	29,996
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		68,004	67,975	1.000



Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
24	26	15.07	22.96	1.023	
After Application of E.C.F.s		15.07	22.96	1.023	

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

* Style *	911..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
1 STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
2 STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
APT-OH-COM BLDG	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
BILEVEL	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
BUNGALO	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
CAPE COD	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
COLONIAL	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
CONTEMPORARY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
DOUBLEWIDE	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
DUPLEX	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
LOG	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
MODULAR	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
MULTI-FAMILY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
MULTI-STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
RAISED RANCH	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
RANCH	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
TRILEVEL	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)

Single Family E.C.F. : 0.999 (24)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 042 - 4420 NEIGHBORHOOD 042

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

320 E WISCONSIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00534-00		03/31/2022	042	401	127,900	22,230
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60		105,670	97,338	1.086



214 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00456-00		02/24/2022	042	401	79,500	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		43,200	69,013	0.626



412 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00568-00		01/11/2022	042	401	115,000	17,881
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		97,119	91,189	1.065



625 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12252-00		09/24/2021	042	401	139,900	30,582
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		109,318	89,113	1.227



116 OAK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15875-00		09/23/2021	042	401	125,000	38,929
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		86,071	151,647	0.568



301 W MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00458-00		09/10/2021	042	401	130,000	29,208
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		100,792	118,431	0.851



408 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00578-00		09/02/2021	042	401	110,000	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		73,700	77,669	0.949



410 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00550-00		07/06/2021	042	401	98,000	36,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		61,305	71,651	0.856



02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

203 W MAPLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12242-00		06/11/2021	042	401	80,000	26,527
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		53,473	100,087	0.534



204 W ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00444-00		06/08/2021	042	401	120,000	21,786
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		98,214	83,165	1.181



309 S LANSING & 309 1/2

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00524-00		05/21/2021	042	401	130,000	32,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		97,800	95,028	1.029



400 E WISCONSIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00530-00		05/06/2021	042	401	249,900	32,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		217,700	208,515	1.044



410 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00550-00		04/24/2021	042	401	75,000	36,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		38,305	71,651	0.535



412 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00568-00		04/22/2021	042	401	119,000	17,881
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		101,119	91,189	1.109



304 W ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00454-00		03/16/2021	042	401	130,000	15,286
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60		114,714	105,420	1.088



315 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00488-00		02/22/2021	042	401	144,000	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		107,700	95,786	1.124



02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

617 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12246-00		12/29/2020	042	401	115,000	17,547
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		97,453	87,786	1.110



314 E ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00518-00		12/10/2020	042	401	127,900	25,952
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		101,948	71,503	1.426



408 E MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00392-00		11/16/2020	042	401	103,100	22,207
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		80,893	70,348	1.150



425 OAK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00585-00		08/21/2020	042	401	118,500	20,613
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		97,887	85,231	1.148



219 W LOCUST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12232-00		08/17/2020	042	401	125,000	35,452
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		89,548	78,206	1.145



430 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12200-00		04/16/2020	042	401	123,000	16,969
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALO	45		106,031	82,641	1.283



710 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01302-00		04/06/2020	042	401	125,000	34,911
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		90,089	79,691	1.130



208 S OAK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15867-00		04/01/2020	042	401	98,000	29,996
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		68,004	67,975	1.000



02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
24	26	15.07	22.96	1.023	
After Application of E.C.F.s		15.07	22.96	1.023	

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

* Style *	911..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
1 STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
2 STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
APT-OH-COM BLDG	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
BILEVEL	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
BUNGALO	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
CAPE COD	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
COLONIAL	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
CONTEMPORARY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
DOUBLEWIDE	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
DUPLEX	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
LOG	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
MODULAR	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
MULTI-FAMILY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
MULTI-STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
RAISED RANCH	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
RANCH	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
TRILEVEL	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)

Single Family E.C.F. : 0.999 (24)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 042 - 4420 NEIGHBORHOOD 042

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

320 E WISCONSIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00534-00		03/31/2022	042	401	127,900	22,230
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60		105,670	97,338	1.086



214 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00456-00		02/24/2022	042	401	79,500	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		43,200	69,013	0.626



412 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00568-00		01/11/2022	042	401	115,000	17,881
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		97,119	91,189	1.065



625 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12252-00		09/24/2021	042	401	139,900	30,582
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		109,318	89,113	1.227



116 OAK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15875-00		09/23/2021	042	401	125,000	38,929
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		86,071	151,647	0.568



301 W MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00458-00		09/10/2021	042	401	130,000	29,208
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		100,792	118,431	0.851



408 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00578-00		09/02/2021	042	401	110,000	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		73,700	77,669	0.949



410 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00550-00		07/06/2021	042	401	98,000	36,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		61,305	71,651	0.856



02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

203 W MAPLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12242-00		06/11/2021	042	401	80,000	26,527
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		53,473	100,087	0.534



204 W ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00444-00		06/08/2021	042	401	120,000	21,786
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		98,214	83,165	1.181



309 S LANSING & 309 1/2

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00524-00		05/21/2021	042	401	130,000	32,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		97,800	95,028	1.029



400 E WISCONSIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00530-00		05/06/2021	042	401	249,900	32,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		217,700	208,515	1.044



410 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00550-00		04/24/2021	042	401	75,000	36,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		38,305	71,651	0.535



412 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00568-00		04/22/2021	042	401	119,000	17,881
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		101,119	91,189	1.109



304 W ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00454-00		03/16/2021	042	401	130,000	15,286
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60		114,714	105,420	1.088



315 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00488-00		02/22/2021	042	401	144,000	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		107,700	95,786	1.124



Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

617 PINE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12246-00		12/29/2020 042		401	115,000	17,547
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		97,453	87,786	1.110



314 E ILLINOIS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00518-00		12/10/2020 042		401	127,900	25,952
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		101,948	71,503	1.426



408 E MICHIGAN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00392-00		11/16/2020 042		401	103,100	22,207
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		80,893	70,348	1.150



425 OAK ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00585-00		08/21/2020 042		401	118,500	20,613
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		97,887	85,231	1.148



219 W LOCUST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12232-00		08/17/2020 042		401	125,000	35,452
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		89,548	78,206	1.145



430 S WASHINGTON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12200-00		04/16/2020 042		401	123,000	16,969
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALO	45		106,031	82,641	1.283



710 S WASHINGTON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01302-00		04/06/2020 042		401	125,000	34,911
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		90,089	79,691	1.130



208 S OAK ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15867-00		04/01/2020 042		401	98,000	29,996
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		68,004	67,975	1.000



02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
24	26	15.07	22.96	1.023
After Application of E.C.F.s		15.07	22.96	1.023

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

* Style *	911.100	81.190	71.180	61.170	51.160	0.150
1 1/2 STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
1 STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
2 STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
APT-OH-COM BLDG	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
BILEVEL	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
BUNGALO	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
CAPE COD	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
COLONIAL	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
CONTEMPORARY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
DOUBLEWIDE	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
DUPLEX	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
LOG	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
MODULAR	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
MULTI-FAMILY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
MULTI-STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
RAISED RANCH	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
RANCH	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
TRILEVEL	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)

Single Family E.C.F. : 0.999 (24)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 042 - 4420 NEIGHBORHOOD 042

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

320 E WISCONSIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00534-00		03/31/2022	042	401	127,900	22,230
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60		105,670	97,338	1.086



214 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00456-00		02/24/2022	042	401	79,500	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		43,200	69,013	0.626



412 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00568-00		01/11/2022	042	401	115,000	17,881
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		97,119	91,189	1.065



625 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12252-00		09/24/2021	042	401	139,900	30,582
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		109,318	89,113	1.227



116 OAK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15875-00		09/23/2021	042	401	125,000	38,929
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		86,071	151,647	0.568



301 W MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00458-00		09/10/2021	042	401	130,000	29,208
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		100,792	118,431	0.851



408 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00578-00		09/02/2021	042	401	110,000	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		73,700	77,669	0.949



410 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00550-00		07/06/2021	042	401	98,000	36,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		61,305	71,651	0.856



02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

203 W MAPLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12242-00		06/11/2021	042	401	80,000	26,527
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		53,473	100,087	0.534



204 W ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00444-00		06/08/2021	042	401	120,000	21,786
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		98,214	83,165	1.181



309 S LANSING & 309 1/2

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00524-00		05/21/2021	042	401	130,000	32,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		97,800	95,028	1.029



400 E WISCONSIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00530-00		05/06/2021	042	401	249,900	32,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		217,700	208,515	1.044



410 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00550-00		04/24/2021	042	401	75,000	36,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		38,305	71,651	0.535



412 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00568-00		04/22/2021	042	401	119,000	17,881
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		101,119	91,189	1.109



304 W ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00454-00		03/16/2021	042	401	130,000	15,286
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60		114,714	105,420	1.088



315 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00488-00		02/22/2021	042	401	144,000	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		107,700	95,786	1.124



Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

617 PINE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12246-00		12/29/2020 042		401	115,000	17,547
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		97,453	87,786	1.110



314 E ILLINOIS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00518-00		12/10/2020 042		401	127,900	25,952
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		101,948	71,503	1.426



408 E MICHIGAN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00392-00		11/16/2020 042		401	103,100	22,207
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		80,893	70,348	1.150



425 OAK ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00585-00		08/21/2020 042		401	118,500	20,613
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		97,887	85,231	1.148



219 W LOCUST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12232-00		08/17/2020 042		401	125,000	35,452
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		89,548	78,206	1.145



430 S WASHINGTON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12200-00		04/16/2020 042		401	123,000	16,969
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALO	45		106,031	82,641	1.283



710 S WASHINGTON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01302-00		04/06/2020 042		401	125,000	34,911
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		90,089	79,691	1.130



208 S OAK ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15867-00		04/01/2020 042		401	98,000	29,996
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		68,004	67,975	1.000



<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
24	26	15.07	22.96	1.023
After Application of E.C.F.s		15.07	22.96	1.023

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
1 STORY	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
2 STORY	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
APT-OH-COM BLDG	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
BILEVEL	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
BUNGALO	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
CAPE COD	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
COLONIAL	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
CONTEMPORARY	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
DOUBLEWIDE	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
DUPLEX	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
LOG	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
MODULAR	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
MULTI-FAMILY	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
MULTI-STORY	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
RAISED RANCH	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
RANCH	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
TRILEVEL	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)
	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)	0.999(24)

Single Family E.C.F. : 0.999 (24)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 042 - 4420 NEIGHBORHOOD 042

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

320 E WISCONSIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00534-00		03/31/2022	042	401	127,900	22,230
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60		105,670	97,338	1.086



214 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00456-00		02/24/2022	042	401	79,500	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		43,200	69,013	0.626



412 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00568-00		01/11/2022	042	401	115,000	17,881
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		97,119	91,189	1.065



625 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12252-00		09/24/2021	042	401	139,900	30,582
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		109,318	89,113	1.227



116 OAK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15875-00		09/23/2021	042	401	125,000	38,929
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		86,071	151,647	0.568



301 W MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00458-00		09/10/2021	042	401	130,000	29,208
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		100,792	118,431	0.851



408 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00578-00		09/02/2021	042	401	110,000	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		73,700	77,669	0.949



410 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00550-00		07/06/2021	042	401	98,000	36,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		61,305	71,651	0.856



02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

203 W MAPLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12242-00		06/11/2021	042	401	80,000	26,527
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		53,473	100,087	0.534



204 W ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00444-00		06/08/2021	042	401	120,000	21,786
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		98,214	83,165	1.181



309 S LANSING & 309 1/2

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00524-00		05/21/2021	042	401	130,000	32,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		97,800	95,028	1.029



400 E WISCONSIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00530-00		05/06/2021	042	401	249,900	32,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		217,700	208,515	1.044



410 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00550-00		04/24/2021	042	401	75,000	36,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		38,305	71,651	0.535



412 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00568-00		04/22/2021	042	401	119,000	17,881
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		101,119	91,189	1.109



304 W ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00454-00		03/16/2021	042	401	130,000	15,286
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60		114,714	105,420	1.088



315 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00488-00		02/22/2021	042	401	144,000	36,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		107,700	95,786	1.124



02:31 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

617 PINE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12246-00		12/29/2020	042	401	115,000	17,547
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		97,453	87,786	1.110



314 E ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00518-00		12/10/2020	042	401	127,900	25,952
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		101,948	71,503	1.426



408 E MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00392-00		11/16/2020	042	401	103,100	22,207
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		80,893	70,348	1.150



425 OAK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-00585-00		08/21/2020	042	401	118,500	20,613
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		97,887	85,231	1.148



219 W LOCUST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12232-00		08/17/2020	042	401	125,000	35,452
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		89,548	78,206	1.145



430 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12200-00		04/16/2020	042	401	123,000	16,969
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALO	45		106,031	82,641	1.283



710 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01302-00		04/06/2020	042	401	125,000	34,911
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		90,089	79,691	1.130



208 S OAK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15867-00		04/01/2020	042	401	98,000	29,996
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		68,004	67,975	1.000



Neighborhoods Used: 042.4420 NEIGHBORHOOD 042

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
24	26	15.07	22.96	1.023	
After Application of E.C.F.s		15.07	22.96	1.023	

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

* Style *	911.100	81.190	71.180	61.170	51.160	0.150
1 1/2 STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
1 STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
2 STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
APT-OH-COM BLDG	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
BILEVEL	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
BUNGALO	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
CAPE COD	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
COLONIAL	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
CONTEMPORARY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
DOUBLEWIDE	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
DUPLEX	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
LOG	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
MODULAR	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
MULTI-FAMILY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
MULTI-STORY	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
RAISED RANCH	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
RANCH	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
TRILEVEL	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)
	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)	0.999 (24)

Single Family E.C.F. : 0.999 (24)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 042 - 4420 NEIGHBORHOOD 042

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

05:34 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 043.4430 NEIGHBORHOOD 043

617 E BROADWAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08627-00		03/30/2022	043	401	92,000	42,073
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		49,927	66,010	0.756



635 S ARNOLD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02836-00		02/22/2022	043	401	120,000	40,889
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		79,111	63,419	1.247



416 S KINNEY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08759-00		02/17/2022	043	401	125,000	33,247
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		91,753	60,862	1.508



309 E MAPLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02064-00		02/10/2022	043	401	80,000	19,142
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	45		60,858	48,849	1.246



700 S FANCHER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-07438-00		02/08/2022	043	401	150,000	45,268
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	45		104,732	95,855	1.093



520 S FANCHER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-07410-00		01/28/2022	043	401	209,000	51,951
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		157,049	154,621	1.016



406 E CHERRY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-10927-00		01/10/2022	043	401	113,300	43,417
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		69,883	67,111	1.041



405 S ARNOLD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08775-00		12/28/2021	043	401	120,000	33,484
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		86,516	90,721	0.954



05:34 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 043.4430 NEIGHBORHOOD 043

425 S WASHINGTON

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02027-00		12/22/2021	043	401	115,000	23,929
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	46		91,071	78,006	1.167



610 S MAIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08034-00		12/15/2021	043	401	167,500	28,244
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALO	45		139,256	96,836	1.438



711 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-10919-00		12/03/2021	043	401	105,000	26,009
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		78,991	72,796	1.085



312 N ARNOLD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08563-00		11/22/2021	043	401	125,000	50,810
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		74,190	79,439	0.934



315 N ARNOLD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08554-00		11/17/2021	043	401	85,000	39,465
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		45,535	47,521	0.958



629 S FANCHER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-07444-00		11/17/2021	043	401	163,000	41,669
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		121,331	87,182	1.392



422 N FANCHER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08522-00		11/12/2021	043	401	215,000	46,077
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		168,923	173,371	0.974



405 E HIGH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-10933-00		11/08/2021	043	401	127,000	58,987
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		68,013	131,916	0.516



Neighborhoods Used: 043.4430 NEIGHBORHOOD 043

617 S LANSING
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-10901-00 11/01/2021 043 401 120,000 46,403
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 45 73,597 79,186 0.929



605 S UNIVERSITY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-02080-00 10/25/2021 043 401 106,000 43,230
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 45 62,770 81,190 0.773



322 S FANCHER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-08742-00 10/14/2021 043 401 88,000 35,442
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 34 52,558 79,919 0.658



211 S KINNEY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-08697-00 10/01/2021 043 401 175,000 45,977
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 45 129,023 104,052 1.240



620 S ARNOLD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-02822-00 08/31/2021 043 401 125,000 41,376
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 83,624 63,355 1.320



610 S LANSING
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-10906-00 08/06/2021 043 401 112,000 19,918
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 45 92,082 54,818 1.680



220 N KINNEY & 608 E CHIPPEWA
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-08582-00 08/05/2021 043 401 281,700 64,569
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 45 169,807 222,272 0.764
Commercial Buildings: ResidualValue CostByManual E.C.F.
 47324 61945 0.764



509 S FANCHER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-07415-00 07/26/2021 043 401 121,000 47,824
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 55 73,176 75,016 0.975



05:34 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 043.4430 NEIGHBORHOOD 043

708 S FANCHER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-07439-00	07/23/2021 043	401	210,000	44,967
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALO	65	165,033	154,897
				E.C.F. 1.065



708 E WISCONSIN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-08773-00	07/13/2021 043	401	113,000	33,388
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	79,612	59,512
				E.C.F. 1.338



620 S FANCHER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-07434-00	07/08/2021 043	401	212,525	44,967
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	167,558	154,350
				E.C.F. 1.086



630 S LANSING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-10910-00	07/06/2021 043	401	125,000	37,291
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	41	87,709	54,068
				E.C.F. 1.622



124 N FANCHER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-08612-00	06/17/2021 043	401	159,000	46,334
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	112,666	118,671
				E.C.F. 0.949



429 S FRANKLIN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-02009-00	06/11/2021 043	401	116,000	32,275
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	83,725	98,915
				E.C.F. 0.846



202 N ARNOLD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-08577-00	06/11/2021 043	401	174,000	46,334
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	127,666	109,958
				E.C.F. 1.161



408 E MAPLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-02069-10	06/11/2021 043	401	93,000	25,311
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	67,689	50,701
				E.C.F. 1.335



05:34 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 043.4430 NEIGHBORHOOD 043

414 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02018-00		06/03/2021	043	401	155,000	39,521
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	115,479	78,866	1.464	



401 N FANCHER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08534-00		05/18/2021	043	401	226,500	49,410
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	177,090	191,645	0.924	



504 S KINNEY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-07412-00		05/13/2021	043	401	150,000	46,077
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	103,923	96,661	1.075	



611 S KINNEY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02829-00		05/07/2021	043	401	170,000	7,342
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	65	162,658	186,589	0.872	



408 E MAPLE & 601 S LANSING

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02069-00		05/07/2021	043	001	109,000	41,189
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	67,811	107,754	0.629	



621 S LANSING

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-10903-00		05/05/2021	043	401	110,000	37,217
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	72,783	63,596	1.144	



308 N KINNEY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08557-00		04/15/2021	043	401	44,000	21,156
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	22,844	39,616	0.577	



324 N KINNEY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08552-00		04/13/2021	043	401	150,000	50,810
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	99,190	94,341	1.051	



05:34 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 043.4430 NEIGHBORHOOD 043

620 S FANCHER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-07434-00		02/26/2021	043	401	128,000	44,967
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		83,033	154,350	0.538



419 S UNIVERSITY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02014-00		02/25/2021	043	401	165,000	33,508
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		131,492	107,826	1.219



619 E MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08658-00		02/16/2021	043	401	94,500	46,595
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		47,905	75,453	0.635



203 S KINNEY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08692-00		02/15/2021	043	401	256,000	45,977
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75		210,023	212,831	0.987



202 S KINNEY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08681-00		11/30/2020	043	401	153,000	47,449
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		105,551	113,521	0.930



504 S LANSING

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02059-00		10/23/2020	043	401	167,500	45,046
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		122,454	117,280	1.044



602 S MAIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02087-00		09/14/2020	043	401	179,950	37,217
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		142,733	113,874	1.253



509 E CHIPPEWA

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08546-00		08/31/2020	043	401	110,000	49,703
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		60,297	94,955	0.635



05:34 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 043.4430 NEIGHBORHOOD 043

629 S LANSING

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-10905-00		08/28/2020	043	401	123,500	35,229
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	55		88,271	96,531	0.914



401 E MAPLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02065-00		08/28/2020	043	401	133,300	38,420
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		94,880	59,515	1.594



605 S ARNOLD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-14736-00		07/29/2020	043	401	105,000	46,372
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		58,628	82,491	0.711



615 E MAPLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-14711-00		07/27/2020	043	401	135,000	46,792
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	41		88,208	66,616	1.324



310 S FANCHER AVE & 310 1/2

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08740-00		07/24/2020	043	401	135,000	44,967
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		90,033	98,211	0.917



410 E WISCONSIN & 410 1/2

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08745-00		07/20/2020	043	401	95,000	27,012
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		67,988	72,695	0.935



421 S KINNEY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-14709-00		07/20/2020	043	401	177,000	41,787
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		135,213	109,157	1.239



524 E WISCONSIN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-08750-00		07/14/2020	043	401	135,000	33,440
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	51		101,560	124,231	0.818



Neighborhoods Used: 043.4430 NEIGHBORHOOD 043

626 S FANCHER AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-07436-00		07/08/2020 043	401	120,000	35,434	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	84,566	85,013	0.995	



618 E ILLINOIS						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-08721-00		06/03/2020 043	401	154,000	48,121	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	105,879	111,897	0.946	



420 S LANSING						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-02005-00		05/22/2020 043	401	83,000	36,753	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	46,247	58,528	0.790	



709 S WASHINGTON						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-08043-00		04/23/2020 043	401	102,500	62,769	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	39,731	73,886	0.538	



635 S ARNOLD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-02836-00		04/01/2020 043	401	105,000	40,889	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	64,111	63,419	1.011	



05:34 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 043.4430 NEIGHBORHOOD 043

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
61	41	14.82	19.04	1.012
After Application of E.C.F.s		14.74	18.97	1.013

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

* Style *	911..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
1 STORY	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
2 STORY	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
APT-OH-COM BLDG	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
BILEVEL	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
BUNGALO	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
CAPE COD	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
COLONIAL	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
CONTEMPORARY	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
DOUBLEWIDE	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
DUPLEX	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
LOG	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
MODULAR	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
MULTI-FAMILY	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
MULTI-STORY	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
RAISED RANCH	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
RANCH	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
TRILEVEL	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)
	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)	0.997 (61)

Single Family E.C.F. : 0.997 (61)
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. : 0.764 (1)

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

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 043 - 4430 NEIGHBORHOOD 043

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 050.4500 NEIGHBORHOOD 050

1505 MANOR LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09549-00		09/02/2021	050	401	225,000	26,317
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	74	198,683	300,612	0.661	



516 E GRAND						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09570-00		07/06/2021	050	401	316,000	39,235
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	276,765	286,928	0.965	



512 W GRAND						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09557-00		06/30/2021	050	401	295,000	38,250
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	80	256,750	273,511	0.939	



500 E GRAND						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09574-00		06/09/2021	050	401	245,000	41,447
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	72	203,553	308,663	0.659	



525 W GRAND						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09547-00		05/21/2021	050	401	300,000	37,818
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	74	262,182	305,928	0.857	



1517 MANOR LANE & 1519						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09552-00		09/17/2020	050	401	165,000	25,573
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	76	139,427	282,204	0.494	



Neighborhoods Used: 050.4500 NEIGHBORHOOD 050

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
6	2	17.64	23.11	1.046	
After Application of E.C.F.s		17.22	22.86	1.045	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
1 STORY	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
2 STORY	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
APT-OH-COM BLDG	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
BILEVEL	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
BUNGALO	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
CAPE COD	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
COLONIAL	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
CONTEMPORARY	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
DOUBLEWIDE	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
DUPLEX	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
LOG	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
MODULAR	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
MULTI-FAMILY	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
MULTI-STORY	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
RAISED RANCH	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
RANCH	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
TRILEVEL	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)

Single Family E.C.F. : 0.761 (6)
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: 04/01/2020
```

```
        Ending Date: 03/31/2022
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s) : 050 - 4500 NEIGHBORHOOD 050
```

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

Neighborhoods Used: 050.4500 NEIGHBORHOOD 050

1505 MANOR LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-09549-00 09/02/2021 050 401 225,000 26,317
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 74 198,683 300,612 0.661



516 E GRAND
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-09570-00 07/06/2021 050 401 316,000 39,235
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 276,765 286,928 0.965



512 W GRAND
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-09557-00 06/30/2021 050 401 295,000 38,250
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 80 256,750 273,511 0.939



500 E GRAND
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-09574-00 06/09/2021 050 401 245,000 41,447
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 203,553 308,663 0.659



525 W GRAND
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-09547-00 05/21/2021 050 401 300,000 37,818
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 74 262,182 305,928 0.857



1517 MANOR LANE & 1519
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-09552-00 09/17/2020 050 401 165,000 25,573
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 139,427 282,204 0.494



Neighborhoods Used: 050.4500 NEIGHBORHOOD 050

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	2	17.64	23.11	1.046
After Application of E.C.F.s		17.22	22.86	1.045

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
1 STORY	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
2 STORY	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
APT-OH-COM BLDG	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
BILEVEL	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
BUNGALO	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
CAPE COD	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
COLONIAL	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
CONTEMPORARY	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
DOUBLEWIDE	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
DUPLEX	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
LOG	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
MODULAR	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
MULTI-FAMILY	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
MULTI-STORY	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
RAISED RANCH	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
RANCH	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
TRILEVEL	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)
	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)	0.761(6)

Single Family E.C.F. : 0.761 (6)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 050 - 4500 NEIGHBORHOOD 050

```

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

03:43 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 051.4510 NEIGHBORHOOD 051

1102 LINCOLN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09681-00		03/18/2022	051	401	92,000	50,882
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	41,118	49,693	0.827	



405 ANNA

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01835-00		03/15/2022	051	401	145,000	42,997
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	102,003	87,960	1.160	



1002 E BROADWAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15529-00		02/18/2022	051	401	169,000	50,748
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	118,252	142,374	0.831	



905 E CHIPPEWA

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09664-00		02/02/2022	051	401	105,000	42,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	62,100	61,894	1.003	



1103 CROSSLANES

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09755-00		01/31/2022	051	401	137,750	43,636
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	94,114	100,993	0.932	



205 ANNA

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01853-00		12/29/2021	051	401	115,000	42,997
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	50	72,003	68,349	1.053	



205 ANNA

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01853-00		12/28/2021	051	401	115,000	42,997
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	50	72,003	68,349	1.053	



815 E ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01814-00		12/23/2021	051	401	79,000	43,056
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	35,944	42,832	0.839	



03:43 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 051.4510 NEIGHBORHOOD 051

900 LINCOLN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09690-00		12/21/2021	051	401	135,000	47,964
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALO	45		87,036	82,822	1.051



1010 LINCOLN & 1012 LINCOLN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09682-00		11/22/2021	051	401	135,000	45,502
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	57		89,498	129,836	0.689



826 BENNETT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17971-00		10/27/2021	051	401	158,000	43,864
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		114,136	99,732	1.144



909 LINCOLN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09705-00		10/08/2021	051	401	135,200	45,931
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALO	45		89,269	68,353	1.306



1000 LINCOLN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09685-00		08/20/2021	051	401	135,000	51,218
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		83,782	82,644	1.014



214 ELIZABETH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01857-00		08/16/2021	051	401	155,000	42,997
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		112,003	77,072	1.453



1024 E CHIPPEWA & 1026

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09638-00		06/11/2021	051	401	144,400	64,350
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		80,050	123,221	0.650



918 E CHIPPEWA

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09643-00		05/25/2021	051	401	116,500	70,518
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		45,982	85,283	0.539



03:43 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 051.4510 NEIGHBORHOOD 051

1001 E CHIPPEWA

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09668-00		05/14/2021	051	401	85,000	35,178
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	49,822	50,840	0.980	



1101 BENNETT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17950-00		04/16/2021	051	401	110,000	44,943
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	65,057	73,805	0.881	



804 PALMER

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17924-00		03/30/2021	051	401	97,000	89,535
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	7,465	56,365	0.132	



1104 LINCOLN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09680-00		03/29/2021	051	401	95,000	48,544
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	46,456	76,851	0.604	



206 S BROWN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15545-00		03/12/2021	051	401	113,000	44,056
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	62	68,944	84,779	0.813	



901 E CHIPPEWA

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09663-00		12/15/2020	051	401	78,000	44,453
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	33,547	61,988	0.541	



1306 E BROADWAY ST & 1308

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15517-00		11/13/2020	051	401	169,500	70,828
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	49	98,672	156,835	0.629	



813 E ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01813-00		11/05/2020	051	401	88,000	44,984
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	43,016	57,968	0.742	



03:43 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 051.4510 NEIGHBORHOOD 051

1108 E ANDRE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09761-00		08/07/2020	051	401	114,400	74,693
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	39,707	79,104	0.502	



1017 CROSSLANES

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09752-00		07/27/2020	051	401	120,000	43,930
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	76,070	84,523	0.900	



406 LARRY PLACE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09106-00		07/09/2020	051	401	152,000	44,902
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	48	107,098	102,220	1.048	



1212 E BROADWAY ST & 1214

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15519-00		06/24/2020	051	401	164,250	67,843
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	65	96,407	206,241	0.467	



821 BENNETT & 821 1/2

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17946-00		06/19/2020	051	401	123,900	43,703
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	80,197	78,823	1.017	



519 N BROWN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09758-00		05/21/2020	051	401	87,000	51,284
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	35,716	108,821	0.328	



1010 E MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-05602-00		05/08/2020	051	401	195,880	51,978
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	57	143,902	160,089	0.899	



814 E ILLINOIS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01823-00		04/24/2020	051	401	80,000	37,749
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	56	42,251	54,073	0.781	



Neighborhoods Used: 051.4510 NEIGHBORHOOD 051

1002 CROSSLANES						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-09726-00		04/08/2020 051	401	115,500	40,129	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	75,371	75,752	0.995	



03:43 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 051.4510 NEIGHBORHOOD 051

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
33	22	15.68	20.72	1.010	
After Application of E.C.F.s		16.10	20.86	1.013	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
1 STORY	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
2 STORY	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
APT-OH-COM BLDG	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
BILEVEL	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
BUNGALO	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
CAPE COD	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
COLONIAL	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
CONTEMPORARY	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
DOUBLEWIDE	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
DUPLEX	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
LOG	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
MODULAR	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
MULTI-FAMILY	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
MULTI-STORY	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
RAISED RANCH	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
RANCH	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
TRILEVEL	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)
	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)	0.819(33)

Single Family E.C.F. : 0.819 (33)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 051 - 4510 NEIGHBORHOOD 051

```

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

Neighborhoods Used: 052.4520 NEIGHBORHOOD 052

404 N BROWN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11338-00		01/19/2022	052	401	178,000	48,526
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	47		129,474	99,156	1.306



1321 E CHIPPEWA

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12349-00		08/26/2021	052	401	155,000	45,168
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRILEVEL	45		109,832	121,619	0.903



1304 BENNETT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12322-00		06/24/2021	052	401	279,900	50,604
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	52		229,296	199,338	1.150



1324 BENNETT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12319-00		06/11/2021	052	401	260,000	45,821
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	51		214,179	146,684	1.460



1324 BENNETT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12319-00		01/15/2021	052	401	155,000	45,821
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	51		109,179	146,684	0.744



404 KANE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12339-00		10/16/2020	052	401	205,000	48,606
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		156,394	141,468	1.106



1308 CROSSLANES

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12337-00		10/06/2020	052	401	170,000	45,744
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		124,256	126,171	0.985



1306 LINCOLN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12345-00		09/18/2020	052	401	192,700	45,168
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		147,532	142,396	1.036



Neighborhoods Used: 052.4520 NEIGHBORHOOD 052

500 KANE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-12331-00		09/03/2020 052	401	305,000	47,957	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	64	257,043	280,767	0.916	



1333 E ANDRE AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-12326-00		07/31/2020 052	401	237,000	49,047	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	53	187,953	145,144	1.295	



1316 CROSSLANES						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-12335-00		07/10/2020 052	401	280,000	82,830	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRILEVEL	45	197,170	228,640	0.862	



1323 PALMER						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-12305-00		06/30/2020 052	401	104,500	43,063	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRILEVEL	53	61,437	118,906	0.517	



725 KANE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-05708-00		04/24/2020 052	401	152,300	78,270	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	74,030	106,718	0.694	



03:46 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 052.4520 NEIGHBORHOOD 052

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	3	15.90	20.20	1.034
After Application of E.C.F.s		15.90	20.20	1.034

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

* Style *	911..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
1 STORY	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
2 STORY	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
APT-OH-COM BLDG	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
BILEVEL	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
BUNGALO	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
CAPE COD	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
COLONIAL	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
CONTEMPORARY	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
DOUBLEWIDE	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
DUPLEX	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
LOG	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
MODULAR	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
MULTI-FAMILY	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
MULTI-STORY	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
RAISED RANCH	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
RANCH	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
TRILEVEL	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)
	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)	0.997 (13)

Single Family E.C.F. : 0.997 (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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 052 - 4520 NEIGHBORHOOD 052

```

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

Neighborhoods Used: 052A.4521 NEIGHBORHOOD 052A

1411 ANDRE CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-06623-00		02/02/2022 052A	401	260,000	39,246	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	220,754	215,639	1.024	



1406 LINCOLN CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-06601-00		06/01/2020 052A	401	165,000	44,264	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	120,736	132,776	0.909	



1410 BENNETT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-06626-00		05/12/2020 052A	401	144,600	43,854	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	53	100,746	128,091	0.787	



Neighborhoods Used: 052A.4521 NEIGHBORHOOD 052A

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	6.49	7.94	1.019
After Application of E.C.F.s		6.72	8.22	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	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
1 STORY	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
2 STORY	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
APT-OH-COM BLDG	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
BILEVEL	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
BUNGALO	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
CAPE COD	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
COLONIAL	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
CONTEMPORARY	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
DOUBLEWIDE	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
DUPLEX	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
LOG	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
MODULAR	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
MULTI-FAMILY	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
MULTI-STORY	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
RAISED RANCH	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
RANCH	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
TRILEVEL	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)

Single Family E.C.F.	:	0.928	(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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 052A - 4521 NEIGHBORHOOD 052A

```

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

Neighborhoods Used: 053.4530 NEIGHBORHOOD 053

1410 ILLINOIS CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-07802-00		03/28/2022 053	401	221,450	63,784	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRILEVEL	56	157,666	136,360	1.156	



1409 ILLINOIS CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-07824-00		09/28/2021 053	401	220,000	63,103	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	57	156,897	137,579	1.140	



1303 ILLINOIS CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-07810-00		12/31/2020 053	401	130,000	80,920	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRILEVEL	60	49,080	134,143	0.366	



1314 ILLINOIS CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-07806-00		10/22/2020 053	401	190,000	62,654	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	57	127,346	114,593	1.111	



03:50 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 053.4530 NEIGHBORHOOD 053

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	20.67	32.81	1.057
After Application of E.C.F.s		20.84	32.94	1.057

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
1 STORY	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
2 STORY	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
APT-OH-COM BLDG	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
BILEVEL	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
BUNGALO	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
CAPE COD	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
COLONIAL	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
CONTEMPORARY	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
DOUBLEWIDE	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
DUPLEX	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
LOG	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
MODULAR	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
MULTI-FAMILY	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
MULTI-STORY	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
RAISED RANCH	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
RANCH	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
TRILEVEL	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)
	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)	0.939 (4)

Single Family E.C.F. : 0.939 (4)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 053 - 4530 NEIGHBORHOOD 053

```

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

03:52 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 054.4540 NEIGHBORHOOD 054

432 ANNA

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-15554-00		02/08/2022	054	401	142,000	47,526
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	94,474	113,859	0.830	



1050 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11030-00		12/01/2021	054	401	260,000	60,327
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	45	199,673	131,914	1.514	



1030 NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11061-00		10/22/2021	054	401	125,000	48,584
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	76,416	77,544	0.985	



1030 NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11061-00		10/21/2021	054	401	125,000	48,584
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	76,416	77,544	0.985	



1036 E MAPLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11044-00		07/30/2021	054	401	244,000	88,106
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	155,894	131,262	1.188	



1041 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11038-00		06/09/2021	054	401	120,000	51,538
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	68,462	59,843	1.144	



618 ANNA

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11011-00		06/04/2021	054	401	134,000	44,812
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	89,188	73,204	1.218	



1025 NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11076-00		05/11/2021	054	401	150,000	48,505
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	101,495	94,817	1.070	



Neighborhoods Used: 054.4540 NEIGHBORHOOD 054

1010 SOUTH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11023-00		11/20/2020 054	401	233,000	91,080	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	141,920	201,707	0.704	



1035 NORTH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11074-00		09/25/2020 054	401	125,000	46,258	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	78,742	96,655	0.815	



1033 SOUTH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11040-00		06/25/2020 054	401	159,000	82,947	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	76,053	101,111	0.752	



1026 NORTH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11059-00		05/01/2020 054	401	107,900	47,215	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	49	60,685	98,665	0.615	



Neighborhoods Used: 054.4540 NEIGHBORHOOD 054

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales 12	# Invalid Sales 3	Coefficient of Dispersion (%) 13.57	Coefficient of Variation (%) 16.34	Price Related Differential 1.018
After Application of E.C.F.s		13.50	16.28	1.019

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

* Style *	911.100	811.90	711.80	611.70	511.60	0.50
1 1/2 STORY	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
1 STORY	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
2 STORY	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
APT-OH-COM BLDG	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
BILEVEL	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
BUNGALO	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
CAPE COD	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
COLONIAL	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
CONTEMPORARY	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
DOUBLEWIDE	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
DUPLEX	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
LOG	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
MODULAR	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
MULTI-FAMILY	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
MULTI-STORY	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
RAISED RANCH	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
RANCH	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
TRILEVEL	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)
	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)	0.969(12)

Single Family E.C.F. : 0.969 (12)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 054 - 4540 NEIGHBORHOOD 054

```

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

Neighborhoods Used: 054A.4541 NEIGHBORHOOD 054A

706 EASTLAWN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-17705-00		12/20/2021		054A 401	100,000	42,552
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		57,448	90,895	0.632



1004 E HIGH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-18242-00		08/03/2021		054A 401	214,900	103,536
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	47		111,364	123,836	0.899



1016 E HIGH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-18246-00		04/16/2021		054A 401	202,500	86,291
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	45		116,209	105,595	1.101



1014 E HIGH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-18245-00		12/14/2020		054A 401	135,000	90,549
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	45		44,451	97,164	0.457



Neighborhoods Used: 054A.4541 NEIGHBORHOOD 054A

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	7	13.48	20.24	1.042
After Application of E.C.F.s		13.29	18.32	1.039

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
1 STORY	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
2 STORY	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
APT-OH-COM BLDG	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
BILEVEL	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
BUNGALO	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
CAPE COD	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
COLONIAL	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
CONTEMPORARY	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
DOUBLEWIDE	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
DUPLEX	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
LOG	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
MODULAR	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
MULTI-FAMILY	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
MULTI-STORY	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
RAISED RANCH	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
RANCH	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
TRILEVEL	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)
	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)	0.789 (4)

Single Family E.C.F.	:	0.789	(4)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 054A - 4541 NEIGHBORHOOD 054A

```

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

Neighborhoods Used: 055.4550 NEIGHBORHOOD 055

1024 S BROWN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12474-00		03/25/2022	055	401	130,000	48,616
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	81,384	86,303	0.943	



1139 EASTWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06204-00		02/09/2022	055	401	148,200	44,567
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	103,633	88,266	1.174	



1033 TAYLOR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12469-00		12/22/2021	055	401	117,000	39,918
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	47	77,082	95,236	0.809	



1006 S BROWN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12479-00		12/09/2021	055	401	129,000	63,796
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	65,204	85,841	0.760	



900 ELIZABETH CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-18243-00		11/23/2021	055	401	88,000	35,018
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	52,982	49,943	1.061	



910 ELIZABETH CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06303-00		11/15/2021	055	401	189,000	42,715
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	146,285	147,324	0.993	



1011 ANNA						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12425-00		11/11/2021	055	401	169,900	37,757
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	46	132,143	87,533	1.510	



1007 ANNA						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12424-00		10/08/2021	055	401	130,000	41,741
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	88,259	81,870	1.078	



04:00 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 055.4550 NEIGHBORHOOD 055

1202 ELIZABETH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06217-00		08/06/2021	055	401	155,000	50,058
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		104,942	74,666	1.405



1110 ELIZABETH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06222-00		07/29/2021	055	401	125,000	53,141
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		71,859	74,761	0.961



903 E BELLOWS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12430-00		07/13/2021	055	401	117,250	63,435
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		53,815	96,974	0.555



1124 EASTWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06231-00		06/04/2021	055	401	179,900	38,379
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		141,521	91,605	1.545



1012 S BROWN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12478-00		05/10/2021	055	401	106,500	37,434
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		69,066	54,160	1.275



1001 ANNA

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12422-00		03/31/2021	055	401	139,000	40,618
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		98,382	91,151	1.079



905 E GAYLORD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06304-00		01/07/2021	055	401	121,600	51,378
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		70,222	116,663	0.602



1120 EASTWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06230-00		11/19/2020	055	401	150,000	47,041
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		102,959	89,888	1.145



Neighborhoods Used: 055.4550 NEIGHBORHOOD 055

1005 ANNA						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-12423-00		09/07/2020 055	401	92,000	40,916	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	51,084	58,106	0.879	



1206 ELIZABETH						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-06216-00		07/30/2020 055	401	128,250	40,787	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	87,463	94,973	0.921	



1023 ANNA						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-12428-00		07/20/2020 055	401	86,500	39,945	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	46,555	52,079	0.894	



04:00 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 055.4550 NEIGHBORHOOD 055

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
19	10	13.23	17.26	1.018
After Application of E.C.F.s		13.18	17.25	1.018

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

* Style *	911..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
1 STORY	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
2 STORY	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
APT-OH-COM BLDG	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
BILEVEL	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
BUNGALO	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
CAPE COD	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
COLONIAL	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
CONTEMPORARY	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
DOUBLEWIDE	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
DUPLEX	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
LOG	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
MODULAR	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
MULTI-FAMILY	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
MULTI-STORY	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
RAISED RANCH	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
RANCH	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
TRILEVEL	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)
	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)	1.017(19)

Single Family E.C.F. : 1.017 (19)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 055 - 4550 NEIGHBORHOOD 055

```

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

06:06 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 056 - 4560 NEIGHBORHOOD 056, 056A - 4561 NEIGHBORHOOD 056A

1210 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11099-00		01/21/2022		056	401	145,000
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		53,399	80,592	0.663



705 GARWOOD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11243-00		09/03/2021		056	401	152,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		98,764	54,951	1.797



1230 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11104-00		08/20/2021		056	401	185,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BILEVEL	55		132,500	111,161	1.192



1238 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11106-00		08/18/2021		056	401	164,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		89,248	85,392	1.045



712 GARWOOD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11253-00		08/11/2021		056A	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	46		103,171	97,558	1.058



606 GARWOOD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11226-00		08/09/2021		056	401	135,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		63,903	57,524	1.111



704 MARY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11236-00		07/28/2021		056	401	152,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		88,623	71,304	1.243



515 THOMAS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11159-00		07/23/2021		056	401	135,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		70,257	78,679	0.893



06:06 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 056 - 4560 NEIGHBORHOOD 056, 056A - 4561 NEIGHBORHOOD 056A

1406 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11248-00		07/15/2021		056	401	152,000
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	46		93,637	78,068	1.199



1504 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11245-00		06/16/2021		056	401	149,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		54,651	72,314	0.756



1203 E HIGH & 1203 1/2

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-18215-00		06/07/2021		056A	401	328,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		212,271	145,575	1.458



1409 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11223-00		05/28/2021		056	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60		73,147	141,349	0.517



1307 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11143-00		05/14/2021		056	401	143,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		78,752	70,561	1.116



1332 NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11164-00		04/28/2021		056	401	172,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRILEVEL	45		105,400	88,676	1.189



1217 NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11183-00		03/29/2021		056	401	155,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		89,238	145,455	0.614



1510 NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11199-00		03/26/2021		056	401	130,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		70,439	97,650	0.721



06:06 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 056 - 4560 NEIGHBORHOOD 056, 056A - 4561 NEIGHBORHOOD 056A

1403 NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11189-00		12/23/2020		056	401	102,000
						66,335
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	35,665	66,130	0.539	



709 S BROWN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-18214-00		11/04/2020		056	401	125,000
						63,605
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	61,395	114,534	0.536	



1401 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11220-00		11/03/2020		056	401	130,900
						69,233
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	61,667	121,396	0.508	



709 S CRAPO

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11255-00		10/28/2020		056	401	105,000
						54,296
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	50,704	53,642	0.945	



1224 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11103-00		10/09/2020		056	401	171,400
						52,533
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	57	118,867	105,993	1.121	



705 THOMAS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11125-00		09/21/2020		056	401	110,000
						58,165
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	51,835	55,247	0.938	



1246 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11108-00		08/07/2020		056	401	106,000
						72,520
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	33,480	59,897	0.559	



1504 NORTH DR & 1508 NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11196-00		08/03/2020		056	401	160,000
						69,894
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	46	90,106	86,126	1.046	



Neighborhoods Used: 056 - 4560 NEIGHBORHOOD 056, 056A - 4561 NEIGHBORHOOD 056A

708 THOMAS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11130-00	07/06/2020 056	401	139,000	65,369	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45	73,631	90,396	0.815



1409 NORTH DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11193-00	05/27/2020 056	401	179,000	62,451	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BILEVEL	45	116,549	98,078	1.188



06:06 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 056 - 4560 NEIGHBORHOOD 056, 056A - 4561 NEIGHBORHOOD 056A

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
26	19	16.12	19.50	1.025	
After Application of E.C.F.s		16.08	19.27	1.026	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
1 STORY	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
2 STORY	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
APT-OH-COM BLDG	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
BILEVEL	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
BUNGALO	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
CAPE COD	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
COLONIAL	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
CONTEMPORARY	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
DOUBLEWIDE	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
DUPLEX	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
LOG	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
MODULAR	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
MULTI-FAMILY	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
MULTI-STORY	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
RAISED RANCH	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
RANCH	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
TRILEVEL	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)
	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)	0.933 (26)

Single Family E.C.F. : 0.933 (26)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 056 - 4560 NEIGHBORHOOD 056, 056A - 4561 NEIGHBORHOOD 056A

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

05:55 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 056.4560 NEIGHBORHOOD 056

1210 SOUTH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11099-00		01/21/2022	056	401	145,000	91,601
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	53,399	80,592	0.663	



705 GARWOOD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11243-00		09/03/2021	056	401	152,500	53,736
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	98,764	54,951	1.797	



1230 SOUTH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11104-00		08/20/2021	056	401	185,000	52,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	55	132,500	111,161	1.192	



1238 SOUTH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11104-00		08/18/2021	056	401	164,000	74,752
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	89,248	85,392	1.045	



606 GARWOOD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11106-00		08/09/2021	056	401	135,500	71,597
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	63,903	57,524	1.111	



704 MARY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11236-00		07/28/2021	056	401	152,500	63,877
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	88,623	71,304	1.243	



515 THOMAS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11159-00		07/23/2021	056	401	135,000	64,743
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	70,257	78,679	0.893	



1406 SOUTH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11248-00		07/15/2021	056	401	152,000	58,363
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	46	93,637	78,068	1.199	



05:55 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 056.4560 NEIGHBORHOOD 056

1504 SOUTH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11245-00		06/16/2021 056	401	149,900	95,249	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	54,651	72,314	0.756	



1409 SOUTH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11223-00		05/28/2021 056	401	145,000	71,853	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	73,147	141,349	0.517	



1307 SOUTH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11143-00		05/14/2021 056	401	143,000	64,248	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	78,752	70,561	1.116	



1332 NORTH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11164-00		04/28/2021 056	401	172,000	66,600	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRILEVEL	45	105,400	88,676	1.189	



1217 NORTH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11183-00		03/29/2021 056	401	155,000	65,762	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	89,238	145,455	0.614	



1510 NORTH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11199-00		03/26/2021 056	401	130,000	59,561	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	70,439	97,650	0.721	



1403 NORTH DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11189-00		12/23/2020 056	401	102,000	66,335	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	35,665	66,130	0.539	



709 S BROWN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-18214-00		11/04/2020 056	401	125,000	63,605	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	61,395	114,534	0.536	



05:55 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 056.4560 NEIGHBORHOOD 056

1401 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11220-00		11/03/2020	056	401	130,900	69,233
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	61,667	121,396	0.508	



709 S CRAPO

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11255-00		10/28/2020	056	401	105,000	54,296
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	50,704	53,642	0.945	



1224 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11103-00		10/09/2020	056	401	171,400	52,533
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	57	118,867	105,993	1.121	



705 THOMAS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11125-00		09/21/2020	056	401	110,000	58,165
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	51,835	55,247	0.938	



1246 SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11108-00		08/07/2020	056	401	106,000	72,520
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	33,480	59,897	0.559	



1504 NORTH DR & 1508 NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11196-00		08/03/2020	056	401	160,000	69,894
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	46	90,106	86,126	1.046	



708 THOMAS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11130-00		07/06/2020	056	401	139,000	65,369
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	73,631	90,396	0.815	



1409 NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11193-00		05/27/2020	056	401	179,000	62,451
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	45	116,549	98,078	1.188	



Neighborhoods Used: 056.4560 NEIGHBORHOOD 056

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
24	18	16.21	19.41	1.015	
After Application of E.C.F.s		16.00	18.93	1.015	

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

* Style *	911.100	81.190	71.180	61.170	51.160	0.150
1 1/2 STORY	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
1 STORY	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
2 STORY	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
APT-OH-COM BLDG	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
BILEVEL	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
BUNGALO	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
CAPE COD	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
COLONIAL	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
CONTEMPORARY	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
DOUBLEWIDE	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
DUPLEX	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
LOG	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
MODULAR	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
MULTI-FAMILY	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
MULTI-STORY	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
RAISED RANCH	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
RANCH	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
TRILEVEL	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)
	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)	0.890 (24)

Single Family E.C.F. : 0.890 (24)
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: 04/01/2020
```

```
      Ending Date: 03/31/2022
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s) : 056 - 4560 NEIGHBORHOOD 056
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 056A.4561 NEIGHBORHOOD 056A

712 GARWOOD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-11253-00	08/11/2021 056A	401	145,000	41,829	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	46	103,171	97,558	1.058



1203 E HIGH & 1203 1/2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-18215-00	06/07/2021 056A	401	328,000	115,729	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45	212,271	145,575	1.458



Neighborhoods Used: 056A.4561 NEIGHBORHOOD 056A

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
2	1	8.56	13.24	1.038	
After Application of E.C.F.s		10.02	15.75	1.045	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
1 STORY	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
2 STORY	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
APT-OH-COM BLDG	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
BILEVEL	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
BUNGALO	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
CAPE COD	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
COLONIAL	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
CONTEMPORARY	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
DOUBLEWIDE	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
DUPLEX	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
LOG	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
MODULAR	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
MULTI-FAMILY	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
MULTI-STORY	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
RAISED RANCH	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
RANCH	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
TRILEVEL	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)
	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)	1.297(2)

Single Family E.C.F.	:	1.297	(2)
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: 04/01/2020
```

```
      Ending Date: 03/31/2022
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s): 056A - 4561 NEIGHBORHOOD 056A
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

06:11 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 057.4570 NEIGHBORHOOD 057

324 W GRAND

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03123-00		12/09/2021	057	401	184,900	57,440
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	51	127,460	118,898	1.072	



302 W GRAND

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03126-00		09/02/2021	057	401	250,000	59,371
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	46	190,629	103,622	1.840	



126 E GRAND

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03152-00		04/23/2021	057	401	175,000	51,486
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	123,514	84,057	1.469	



1507 E BROADWAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03101-00		03/22/2021	057	401	172,000	71,515
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	100,485	105,812	0.950	



309 W GRAND

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03113-00		02/12/2021	057	401	147,000	56,838
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	90,162	97,213	0.927	



401 W GRAND

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03115-00		10/28/2020	057	401	147,000	56,859
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	90,141	79,230	1.138	



1617 E BROADWAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03159-00		09/29/2020	057	401	136,000	56,194
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	79,806	100,517	0.794	



06:11 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 057.4570 NEIGHBORHOOD 057

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
7	5	13.17	17.09	1.030	
After Application of E.C.F.s		13.14	17.22	1.030	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
1 STORY	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
2 STORY	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
APT-OH-COM BLDG	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
BILEVEL	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
BUNGALO	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
CAPE COD	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
COLONIAL	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
CONTEMPORARY	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
DOUBLEWIDE	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
DUPLEX	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
LOG	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
MODULAR	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
MULTI-FAMILY	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
MULTI-STORY	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
RAISED RANCH	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
RANCH	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
TRILEVEL	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)
	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)	1.164 (7)

Single Family E.C.F.	:	1.164	(7)
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: 04/01/2020
        Ending Date: 03/31/2022
    Terms Selected: All
   Analyze by Style:
     Analyze by %Good:
       Show Valid Data : X
         Show Invalid Data :
           Show Costs and Residuals:
             Use Infl. Adj. Sale Prices:
               Neighborhood(s): 057 - 4570 NEIGHBORHOOD 057
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

05:44 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 057.4570 NEIGHBORHOOD 057

324 W GRAND

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03123-00		12/09/2021	057	401	184,900	57,440
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	51	127,460	118,898	1.072	



305 E GRAND

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03134-00		11/22/2021	057	401	90,000	57,927
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	32,073	106,220	0.302	



302 W GRAND

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03126-00		09/02/2021	057	401	250,000	59,371
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	46	190,629	103,622	1.840	



126 E GRAND

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03152-00		04/23/2021	057	401	175,000	51,486
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	123,514	84,057	1.469	



1507 E BROADWAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03101-00		03/22/2021	057	401	172,000	71,515
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	100,485	105,812	0.950	



309 W GRAND

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03113-00		02/12/2021	057	401	147,000	56,838
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	90,162	97,213	0.927	



401 W GRAND

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03115-00		10/28/2020	057	401	147,000	56,859
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	90,141	79,230	1.138	



1617 E BROADWAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03159-00		09/29/2020	057	401	136,000	56,194
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	79,806	100,517	0.794	



Neighborhoods Used: 057.4570 NEIGHBORHOOD 057

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	4	21.21	31.56	1.077
After Application of E.C.F.s		21.25	31.61	1.077

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
1 STORY	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
2 STORY	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
APT-OH-COM BLDG	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
BILEVEL	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
BUNGALO	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
CAPE COD	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
COLONIAL	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
CONTEMPORARY	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
DOUBLEWIDE	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
DUPLEX	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
LOG	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
MODULAR	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
MULTI-FAMILY	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
MULTI-STORY	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
RAISED RANCH	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
RANCH	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
TRILEVEL	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)
	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)	1.049(8)

Single Family E.C.F.	:	1.049	(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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 057 - 4570 NEIGHBORHOOD 057

```

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

Neighborhoods Used: 058.4580 NEIGHBORHOOD 058

1820 E BROADWAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-07102-00		03/24/2022	058	401	129,900	39,537
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		90,363	82,317	1.098



312 SMALLEY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12114-00		12/10/2021	058	401	200,000	51,565
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BILEVEL	55		148,435	111,483	1.331



1937 S MACKENZIE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06025-00		09/20/2021	058	401	120,000	33,888
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		86,112	78,437	1.098



1837 E MICHIGAN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12107-00		04/13/2021	058	401	160,000	49,167
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		110,833	101,793	1.089



403 SMALLEY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12128-00		01/05/2021	058	401	138,000	50,604
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		87,396	84,990	1.028



2720 S ISABELLA RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06038-00		11/19/2020	058	401	134,000	42,212
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	46		91,788	90,711	1.012



210 GREENFIELD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-07106-00		10/23/2020	058	401	100,000	52,038
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		47,962	110,511	0.434



1926 E BROADWAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-12699-00		09/24/2020	058	401	133,000	71,667
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45		58,722	89,307	0.658
Agricultural Buildings:				ResidualValue	CostByManual	E.C.F.
				2611	3971	0.658



Neighborhoods Used: 058.4580 NEIGHBORHOOD 058

205 GREENFIELD DR					
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue
17-000-07114-00		07/13/2020 058	401	165,000	53,078
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	46	111,922	92,842	1.206



05:46 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 058.4580 NEIGHBORHOOD 058

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
9	8	14.91	24.35	1.031	
After Application of E.C.F.s		14.82	24.27	1.031	

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

* Style *	911.100	81.1.90	71.1.80	61.1.70	51.1.60	0.1.50
1 1/2 STORY	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
1 STORY	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
2 STORY	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
APT-OH-COM BLDG	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
BILEVEL	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
BUNGALO	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
CAPE COD	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
COLONIAL	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
CONTEMPORARY	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
DOUBLEWIDE	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
DUPLEX	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
LOG	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
MODULAR	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
MULTI-FAMILY	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
MULTI-STORY	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
RAISED RANCH	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
RANCH	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
TRILEVEL	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)
	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)	0.989(9)

Single Family E.C.F.	:	0.989	(9)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	0.658	(1)
Commercial E.C.F.	:	1.000	(0)

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

```
      Starting Date: 04/01/2020
```

```
      Ending Date: 03/31/2022
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s) : 058 - 4580 NEIGHBORHOOD 058
```

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

Neighborhoods Used: 059.4590 NEIGHBORHOOD 059

417 WEST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04701-00		12/09/2021 059		401	200,000	50,432
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	149,568	120,814	1.238	



310 EAST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04741-00		04/09/2021 059		401	173,400	58,492
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BILEVEL	45	114,908	127,844	0.899	



311 EAST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04731-00		03/15/2021 059		401	205,000	47,793
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRILEVEL	61	157,207	138,032	1.139	



1825 E BROADWAY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04757-00		10/08/2020 059		401	254,000	45,605
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	208,395	214,638	0.971	



205 WEST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04711-00		07/13/2020 059		401	189,900	53,484
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	47	136,416	112,789	1.209	



300 WEST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04722-00		07/10/2020 059		401	165,000	50,381
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	52	114,619	117,049	0.979	



209 EAST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-04734-00		06/30/2020 059		401	165,000	50,050
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	50	114,950	115,988	0.991	



Neighborhoods Used: 059.4590 NEIGHBORHOOD 059

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	6	6.75	9.15	1.002
After Application of E.C.F.s		6.81	9.14	1.001

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
1 STORY	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
2 STORY	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
APT-OH-COM BLDG	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
BILEVEL	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
BUNGALO	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
CAPE COD	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
COLONIAL	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
CONTEMPORARY	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
DOUBLEWIDE	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
DUPLEX	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
LOG	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
MODULAR	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
MULTI-FAMILY	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
MULTI-STORY	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
RAISED RANCH	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
RANCH	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
TRILEVEL	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)
	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)	1.052 (7)

Single Family E.C.F.	:	1.052	(7)
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: 04/01/2020
```

```
      Ending Date: 03/31/2022
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s) : 059 - 4590 NEIGHBORHOOD 059
```

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

Neighborhoods Used: 061 - 4610 NEIGHBORHOOD 061, 062 - 4620 NEIGHBORHOOD 062

1000 MCVEY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-11415-00 02/03/2022 062 401 188,000 43,769
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 144,231 126,152 1.143



1103 N FAIRFIELD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-09439-00 01/03/2022 061 401 360,000 52,364
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 92 307,636 332,899 0.924



1904 JOHNSON
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-11422-00 11/19/2021 062 401 160,000 30,031
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 48 129,969 66,193 1.963



1208 E PRESTON
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06907-00 10/22/2021 061 401 180,000 42,090
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 137,910 194,272 0.710



1015 N FAIRFIELD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-09421-00 06/25/2021 061 401 170,000 31,312
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 57 138,688 142,129 0.976



1016 YORK
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-09431-00 04/28/2021 061 401 245,000 30,727
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 70 214,273 180,715 1.186



1306 E PRESTON
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06979-00 08/25/2020 061 401 220,000 39,039
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 55 180,961 215,351 0.840



1531 BRIARWOOD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-02951-00 06/26/2020 061 401 160,900 39,986
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRILEVEL 53 120,914 119,452 1.012



Neighborhoods Used: 061 - 4610 NEIGHBORHOOD 061, 062 - 4620 NEIGHBORHOOD 062

1019 N FAIRFIELD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09420-00		06/18/2020	061	401	181,000	32,057
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	148,943	177,002	0.841	



1524 BRIARWOOD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02945-00		05/04/2020	061	401	135,000	35,977
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	51	99,023	105,677	0.937	



Neighborhoods Used: 061 - 4610 NEIGHBORHOOD 061, 062 - 4620 NEIGHBORHOOD 062

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	9	13.00	18.57	0.994
After Application of E.C.F.s		12.93	18.54	0.994

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

* Style *	911.100	81.190	71.180	61.170	51.160	0.150
1 1/2 STORY	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
1 STORY	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
2 STORY	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
APT-OH-COM BLDG	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
BILEVEL	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
BUNGALO	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
CAPE COD	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
COLONIAL	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
CONTEMPORARY	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
DOUBLEWIDE	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
DUPLEX	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
LOG	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
MODULAR	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
MULTI-FAMILY	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
MULTI-STORY	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
RAISED RANCH	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
RANCH	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
TRILEVEL	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)
	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)	0.978(10)

Single Family E.C.F. : 0.978 (10)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 061 - 4610 NEIGHBORHOOD 061, 062 - 4620 NEIGHBORHOOD 062

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 061.4610 NEIGHBORHOOD 061

1103 N FAIRFIELD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09439-00		01/03/2022	061	401	360,000	52,364
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	92	307,636	332,899	0.924	



1208 E PRESTON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06907-00		10/22/2021	061	401	180,000	42,090
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	65	137,910	194,272	0.710	



1015 N FAIRFIELD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09421-00		06/25/2021	061	401	170,000	31,312
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	57	138,688	142,129	0.976	



1016 YORK						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09431-00		04/28/2021	061	401	245,000	30,727
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	70	214,273	180,715	1.186	



1306 E PRESTON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06979-00		08/25/2020	061	401	220,000	39,039
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	55	180,961	215,351	0.840	



1531 BRIARWOOD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02951-00		06/26/2020	061	401	160,900	39,986
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRILEVEL	53	120,914	119,452	1.012	



1019 N FAIRFIELD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-09420-00		06/18/2020	061	401	181,000	32,057
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	148,943	177,002	0.841	



1524 BRIARWOOD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-02945-00		05/04/2020	061	401	135,000	35,977
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	51	99,023	105,677	0.937	



Neighborhoods Used: 061.4610 NEIGHBORHOOD 061

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	8	9.01	11.64	1.005
After Application of E.C.F.s		8.81	11.62	1.006

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
1 STORY	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
2 STORY	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
APT-OH-COM BLDG	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
BILEVEL	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
BUNGALO	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
CAPE COD	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
COLONIAL	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
CONTEMPORARY	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
DOUBLEWIDE	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
DUPLEX	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
LOG	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
MODULAR	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
MULTI-FAMILY	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
MULTI-STORY	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
RAISED RANCH	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
RANCH	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
TRILEVEL	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)
	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)	0.919(8)

Single Family E.C.F.	:	0.919	(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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 061 - 4610 NEIGHBORHOOD 061

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 063.4630 NEIGHBORHOOD 063

1228 BUCKINGHAM PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-14658-00 12/17/2021 063 401 193,000 51,362
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 141,638 163,848 0.864



1237 ABBEY LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-14621-00 11/03/2021 063 401 325,000 49,718
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 275,282 259,726 1.060



1204 BUCKINGHAM PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-14664-00 10/07/2021 063 401 330,000 54,281
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 275,719 245,073 1.125



1213 BUCKINGHAM PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-14643-00 03/19/2021 063 401 265,000 50,018
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family BILEVEL 76 214,982 219,372 0.980



1228 ABBEY LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-14631-00 12/28/2020 063 401 190,000 50,270
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 69 139,730 199,549 0.700



1221 BUCKINGHAM PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-14645-00 06/22/2020 063 401 198,000 51,638
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 146,362 193,020 0.758



1233 BUCKINGHAM PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-14648-00 06/05/2020 063 401 239,500 51,374
Occupancy %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 76 188,126 209,084 0.900



06:01 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 063.4630 NEIGHBORHOOD 063

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	8	10.37	12.52	1.026
After Application of E.C.F.s		10.50	12.61	1.027

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
1 STORY	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
2 STORY	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
APT-OH-COM BLDG	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
BILEVEL	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
BUNGALO	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
CAPE COD	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
COLONIAL	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
CONTEMPORARY	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
DOUBLEWIDE	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
DUPLEX	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
LOG	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
MODULAR	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
MULTI-FAMILY	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
MULTI-STORY	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
RAISED RANCH	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
RANCH	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
TRILEVEL	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)
	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)	0.928 (7)

Single Family E.C.F.	:	0.928	(7)
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: 04/01/2020
        Ending Date: 03/31/2022
    Terms Selected: All
   Analyze by Style:
     Analyze by %Good:
       Show Valid Data : X
         Show Invalid Data :
           Show Costs and Residuals:
             Use Infl. Adj. Sale Prices:
               Neighborhood(s): 063 - 4630 NEIGHBORHOOD 063
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 064A - 4641 NEIGHBORHOOD 064A, 064 - 4640 NEIGHBORHOOD 064

1649 ABBEY CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-11506-00 10/15/2021 064A 401 206,500 48,808
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 78 157,692 188,747 0.835



1631 EASTPOINTE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06116-00 08/20/2021 064 401 370,000 49,422
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 71 320,578 382,700 0.838



1641 ABBEY CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-11504-00 08/03/2021 064A 401 255,000 33,444
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 83 221,556 200,796 1.103



1735 MORNING MIST LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06138-00 07/23/2021 064 401 336,000 47,987
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 83 288,013 404,633 0.712



1517 EASTPOINTE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-06112-00 05/20/2021 064 401 330,000 48,315
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 73 281,685 351,321 0.802



1629 ABBEY CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-11501-00 08/21/2020 064A 401 165,000 35,133
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 129,867 159,289 0.815



1919 MORNING MIST LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-00733-00 07/06/2020 064 401 285,000 48,935
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 81 236,065 414,486 0.570



Neighborhoods Used: 064A - 4641 NEIGHBORHOOD 064A, 064 - 4640 NEIGHBORHOOD 064

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
7	3	11.48	16.81	0.991	
After Application of E.C.F.s		10.79	16.06	0.993	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
1 STORY	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
2 STORY	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
APT-OH-COM BLDG	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
BILEVEL	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
BUNGALO	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
CAPE COD	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
COLONIAL	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
CONTEMPORARY	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
DOUBLEWIDE	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
DUPLEX	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
LOG	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
MODULAR	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
MULTI-FAMILY	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
MULTI-STORY	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
RAISED RANCH	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
RANCH	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
TRILEVEL	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)
	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)	0.778 (7)

Single Family E.C.F. : 0.778 (7)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 064A - 4641 NEIGHBORHOOD 064A, 064 - 4640 NEIGHBORHOOD 064

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 064A.4641 NEIGHBORHOOD 064A

1649 ABBEY CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11506-00		10/15/2021	064A	401	206,500	48,808
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	78	157,692	188,747	0.835	



1641 ABBEY CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11504-00		08/03/2021	064A	401	255,000	33,444
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	83	221,556	200,796	1.103	



1629 ABBEY CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-11501-00		08/21/2020	064A	401	165,000	35,133
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	129,867	159,289	0.815	



06:11 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 064A.4641 NEIGHBORHOOD 064A

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	7.53	12.45	1.018
After Application of E.C.F.s		7.59	12.70	1.018

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
1 STORY	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
2 STORY	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
APT-OH-COM BLDG	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
BILEVEL	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
BUNGALO	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
CAPE COD	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
COLONIAL	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
CONTEMPORARY	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
DOUBLEWIDE	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
DUPLEX	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
LOG	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
MODULAR	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
MULTI-FAMILY	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
MULTI-STORY	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
RAISED RANCH	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
RANCH	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
TRILEVEL	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)
	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)	0.928 (3)

Single Family E.C.F.	:	0.928	(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: 04/01/2020
```

```
        Ending Date: 03/31/2022
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s) : 064A - 4641 NEIGHBORHOOD 064A
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 065 - 4650 NEIGHBORHOOD 065, 066 - 4660 NEIGHBORHOOD 066

1037 SWEENEY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01710-00		09/13/2021	065	401	164,000	36,474
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	127,526	110,927	1.150	



1609 E BELLOWS						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01704-00		06/04/2021	065	401	122,000	40,469
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	81,531	106,144	0.768	



1037 SWEENEY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-01710-00		04/05/2021	065	401	144,000	36,474
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	107,526	110,927	0.969	



1605 FLYNN LANE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-14309-00		11/23/2020	066	401	215,000	38,098
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.		
		176902	176338	1.003		



06:20 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 065 - 4650 NEIGHBORHOOD 065, 066 - 4660 NEIGHBORHOOD 066

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
4	2	8.04	10.63	1.013	
After Application of E.C.F.s		7.49	10.49	1.011	

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

* Style *	911..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
1 STORY	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
2 STORY	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
APT-OH-COM BLDG	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
BILEVEL	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
BUNGALO	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
CAPE COD	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
COLONIAL	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
CONTEMPORARY	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
DOUBLEWIDE	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
DUPLEX	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
LOG	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
MODULAR	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
MULTI-FAMILY	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
MULTI-STORY	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
RAISED RANCH	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
RANCH	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
TRILEVEL	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)

Single Family E.C.F.	:	0.965	(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.	:	1.003	(1)

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

      Starting Date: 04/01/2020
        Ending Date: 03/31/2022
    Terms Selected: All
   Analyze by Style:
   Analyze by %Good:
     Show Valid Data : X
     Show Invalid Data :
     Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
       Neighborhood(s) : 065 - 4650 NEIGHBORHOOD 065, 066 - 4660 NEIGHBORHOOD 066
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 065.4650 NEIGHBORHOOD 065

1037 SWEENEY ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-01710-00		09/13/2021 065	401	164,000	36,474	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	127,526	110,927	1.150	



1609 E BELLOWS						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-01704-00		06/04/2021 065	401	122,000	40,469	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	81,531	106,144	0.768	



1037 SWEENEY ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
17-000-01710-00		04/05/2021 065	401	144,000	36,474	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	107,526	110,927	0.969	



06:13 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 065.4650 NEIGHBORHOOD 065

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
3	1	9.87	12.06	1.014	
After Application of E.C.F.s		9.91	12.11	1.015	

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

* Style *	911..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
1 STORY	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
2 STORY	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
APT-OH-COM BLDG	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
BILEVEL	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
BUNGALO	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
CAPE COD	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
COLONIAL	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
CONTEMPORARY	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
DOUBLEWIDE	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
DUPLEX	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
LOG	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
MODULAR	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
MULTI-FAMILY	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
MULTI-STORY	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
RAISED RANCH	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
RANCH	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
TRILEVEL	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)
	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)	0.965(3)

Single Family E.C.F.	:	0.965	(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: 04/01/2020
```

```
        Ending Date: 03/31/2022
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s) : 065 - 4650 NEIGHBORHOOD 065
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 071.4710 NEIGHBORHOOD 071

1006 N FANCHER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06436-00		11/22/2021	071	401	70,000	32,201
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	37,799	73,803	0.512	



1203 N KINNEY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06409-00		04/07/2021	071	401	45,000	18,150
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	26,850	42,543	0.631	



1008 N FANCHER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-06432-00		10/30/2020	071	401	61,000	18,697
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	63	42,303	73,701	0.574	



Neighborhoods Used: 071.4710 NEIGHBORHOOD 071

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	4	3.65	6.55	0.991
After Application of E.C.F.s		3.99	4.90	0.992

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
1 STORY	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
2 STORY	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
APT-OH-COM BLDG	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
BILEVEL	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
BUNGALO	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
CAPE COD	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
COLONIAL	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
CONTEMPORARY	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
DOUBLEWIDE	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
DUPLEX	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
LOG	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
MODULAR	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
MULTI-FAMILY	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
MULTI-STORY	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
RAISED RANCH	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
RANCH	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
TRILEVEL	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)
	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)	0.563 (3)

Single Family E.C.F. : 0.563 (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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 071 - 4710 NEIGHBORHOOD 071

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 081.4810 NEIGHBORHOOD 081

1017 S ARNOLD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-10011-00		11/22/2021	081	401	90,000	43,637
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	45	46,363	59,033	0.785	



819 S FRANKLIN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03442-00		11/08/2021	081	401	126,250	49,616
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	76,634	65,791	1.165	



304 E HIGH						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-03432-00		08/15/2021	081	401	155,000	59,665
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	95,335	113,031	0.843	



1021 S ARNOLD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-10010-00		08/03/2021	081	401	91,500	55,078
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALO	45	36,422	52,740	0.691	



1010 S ARNOLD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-10017-00		04/08/2021	081	401	113,500	55,046
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	45	58,454	58,888	0.993	



1037 S FANCHER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-07520-00		02/25/2021	081	401	151,900	49,984
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	101,916	81,194	1.255	



906 S KINNEY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
17-000-07560-00		07/31/2020	081	401	160,000	66,645
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	45	93,355	148,007	0.631	



06:24 PM

DB: Mt Pleasant 2023

Neighborhoods Used: 081.4810 NEIGHBORHOOD 081

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	11	11.27	14.50	1.000
After Application of E.C.F.s		11.26	14.05	1.002

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
1 STORY	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
2 STORY	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
APT-OH-COM BLDG	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
BILEVEL	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
BUNGALO	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
CAPE COD	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
COLONIAL	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
CONTEMPORARY	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
DOUBLEWIDE	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
DUPLEX	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
LOG	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
MODULAR	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
MULTI-FAMILY	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
MULTI-STORY	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
RAISED RANCH	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
RANCH	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
TRILEVEL	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)
	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)	0.879 (7)

Single Family E.C.F.	:	0.879	(7)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 081 - 4810 NEIGHBORHOOD 081

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00

Neighborhoods Used: 082.4820 NEIGHBORHOOD 082

931 S FANCHER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-07551-01 02/04/2022 082 401 190,000 72,149
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 117,851 196,359 0.600
!!MULTI-PARCEL SALE!!



931 S FANCHER AVE&505 E GAYLOR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-07551-00 02/04/2022 082 001 190,000 41,582
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 148,418 215,415 0.689



701 E BELLOWS
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-10004-00 01/21/2022 082 401 69,000 33,777
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BUNGALO 45 35,223 42,451 0.830



1030 S ARNOLD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-10023-00 10/26/2021 082 401 124,000 43,637
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 45 80,363 61,526 1.306



1011 S LANSING
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-10445-00 07/28/2021 082 401 109,900 34,564
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 45 75,336 61,916 1.217



1010 S FRANKLIN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-10404-00 10/22/2020 082 401 113,000 36,776
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 45 76,224 68,436 1.114



1022 S ARNOLD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
17-000-10021-00 10/22/2020 082 401 90,000 43,637
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 46,363 80,623 0.575



Neighborhoods Used: 082.4820 NEIGHBORHOOD 082

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
7	8	19.26	20.63	0.969	
After Application of E.C.F.s		17.58	19.34	0.975	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
1 STORY	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
2 STORY	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
APT-OH-COM BLDG	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
BILEVEL	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
BUNGALO	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
CAPE COD	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
COLONIAL	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
CONTEMPORARY	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
DOUBLEWIDE	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
DUPLEX	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
LOG	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
MODULAR	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
MULTI-FAMILY	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
MULTI-STORY	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
RAISED RANCH	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
RANCH	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
TRILEVEL	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)
	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)	0.798 (7)

Single Family E.C.F. : 0.798 (7)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 082 - 4820 NEIGHBORHOOD 082

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00