

Code	Description	Ave. ECF	Comments
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Unit 6220 = ENSLEY TOWNSHIP

101	AG SINGLE WIDE MOBILE HOME	1.222	
102	AG DOUBLE WIDE MOBILE HOME	1.341	
103	AG DESC NEWER HOMES	1.063	
104	AG OLD HOMES (PRIOR TO 1950)	1.139	
110	MB SINGLE WIDE MOBILE HOME	1.222	
111	MB DOUBLE WIDE MOBILE HOME	1.341	
120	MB DESC NEWER HOMES	1.063	
121	MB DESC OLD HOMES (PRIOR TO 1950)	1.139	
122	ENSLEY CT	1.063	
20	ENSLEY-VACANT LAND	1.000	
200	COMMERCIAL & INDUSTRIAL	0.820	
20BL+	BAPTIST LAKE A B BC	1.129	
20BLF	BAPTIST LAKE FR	1.129	
20EL+	ENGLEWRIGHT A B BC	1.129	
20ELF	ENGLEWRIGHT LAK	1.129	
251	PERSONAL PROPERTY	1.000	



12/27/2023  
11:38 AM

101-1.222

Neighborhoods Used: 110 - MB SINGLE WIDE MOBILE HOME, 101 - AG SINGLE WIDE MOBILE HOME

7043 E 128TH ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 24-21-400-015       02/13/2023   110       401           230,000       38,249  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Mobile Home       MOBILE           61       132,491       94,947       1.395  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   59260           42468       1.395



13224 S ELM AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 24-28-300-010       06/24/2022   110       401           125,000       43,511  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Mobile Home       MOBILE           61       56,123       49,463       1.135  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   25366           22356       1.135



11005 S ELM AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 24-08-400-014       08/05/2021   110       401           89,900       21,961  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Mobile Home       MOBILE           65       67,939       65,551       1.036





12/27/2023

ECF Analysis for: 6220 - ENSLEY TOWNSHIP

Page: 1/1

11:38 AM

DB: Ensley Twp 2024

Neighborhoods Used: 101 - AG SINGLE WIDE MOBILE HOME

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102 - 1.341

Neighborhoods Used: 111 - MB DOUBLE WIDE MOBILE HOME, 102 - AG DOUBLE WIDE MOBILE HOME

6671 E 136TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-28-300-020		02/03/2023	111	401	160,000	28,980
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE	63	106,283	64,591	1.645
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		24737		15033	1.645	



11441 S WARRENS WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-17-100-022		01/23/2022	111	401	225,000	62,284
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE	57	144,829	93,557	1.548
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		17887		11554	1.548	



11043 S CYPRESS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-09-400-021		09/13/2022	111	401	190,000	31,268
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE	85	158,732	136,872	1.160



8890 E 96TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-01-100-016		08/23/2022	111	401	140,000	27,150
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE	47	112,850	62,111	1.817



4929 E 22 MILE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-31-300-029		08/18/2022	111	401	220,000	32,430
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE	61	187,570	138,718	1.352



12064 S PONDEROSA DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-24-102-010		06/03/2022	111	401	99,900	20,000
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE	61	79,900	69,139	1.156



10340 S BEECH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-01-300-024		02/10/2022	111	401	128,500	30,980
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE	57	97,520	71,645	1.361



12548 S ELM AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-21-300-018		04/27/2021	111	401	83,500	28,410
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE	65	54,371	65,762	0.827
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		719		869	0.827	







12/27/2023

ECF Analysis for: 6220 - ENSLEY TOWNSHIP

Page: 1/1

11:39 AM

DB: Ensley Twp 2024

Neighborhoods Used: 102 - AG DOUBLE WIDE MOBILE HOME

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103 - 1.063

Neighborhoods Used: 120 - MB DESC NEWER HOMES 103 - AG DESC NEWER HOMES

11496 S COTTONWOOD AVE  
 Parcel Number 24-14-100-018  
 Occupancy Single Family  
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
02/27/2023 120	401	395,000	53,549
%Good	ResidualValue	CostByManual	E.C.F.
94	341,451	234,132	1.458



8951 E 136TH ST  
 Parcel Number 24-25-300-006  
 Occupancy Single Family  
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
02/16/2023 120	401	200,000	25,950
%Good	ResidualValue	CostByManual	E.C.F.
77	174,050	139,680	1.246



11843 S NEWCOSTA AVE  
 Parcel Number 24-13-400-033  
 Occupancy Single Family  
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
11/14/2022 120	401	215,000	18,502
%Good	ResidualValue	CostByManual	E.C.F.
89	196,498	198,141	0.992



9100 E 128TH ST  
 Parcel Number 24-25-100-011  
 Occupancy Single Family  
 Style RANCH  
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
11/03/2022 120	401	140,000	39,452
%Good	ResidualValue	CostByManual	E.C.F.
74	95,960	169,200	0.567
ResidualValue	CostByManual	E.C.F.	
4588	8090	0.567	



11837 S NEWCOSTA AVE  
 Parcel Number 24-13-400-032  
 Occupancy Single Family  
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
10/14/2022 120	401	232,500	41,970
%Good	ResidualValue	CostByManual	E.C.F.
83	190,530	195,186	0.976



8893 E EDGE LN  
 Parcel Number 24-01-300-023  
 Occupancy Single Family  
 Style MODULAR  
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
10/13/2022 120	401	320,000	47,045
%Good	ResidualValue	CostByManual	E.C.F.
81	258,516	279,852	0.924
ResidualValue	CostByManual	E.C.F.	
14439	15631	0.924	



6464 E 100TH ST  
 Parcel Number 24-04-300-010  
 Occupancy Single Family  
 Style TWO-STORY  
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
09/14/2022 120	401	365,000	56,588
%Good	ResidualValue	CostByManual	E.C.F.
81	300,258	260,011	1.155
ResidualValue	CostByManual	E.C.F.	
8154	7061	1.155	



9566 E 104TH ST  
 Parcel Number 24-12-200-023  
 Occupancy Single Family  
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/12/2022 120	401	150,000	14,340
%Good	ResidualValue	CostByManual	E.C.F.
68	135,660	102,834	1.319



Neighborhoods Used: 120 - MB DESC NEWER HOMES, 103 - AG DESC NEWER HOMES

13989 S CYPRESS AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
24-33-200-017	07/13/2022 120	401	270,000	27,730		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	242,270	231,852	1.045	



10457 S DOGWOOD AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
24-09-100-018	07/07/2022 120	401	335,000	47,189		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	266,620	286,265	0.931	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	21191	22753	0.931			



7537 E 112TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
24-10-300-009	06/08/2022 120	401	339,000	34,536		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	83	304,464	259,269	1.174	



13510 S LOCUST AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
24-29-300-012	05/06/2022 120	401	405,000	41,875		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	86	346,804	326,038	1.064	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	16321	15344	1.064			



5598 E 136TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
24-31-200-006	04/04/2022 120	401	505,000	161,896		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	97	341,394	258,574	1.320	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	1710	1296	1.320			



!!MULTI-PARCEL SALE!!

13293 S ELM AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
24-29-400-012	02/16/2022 120	401	246,500	27,950		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	85	208,566	186,203	1.120	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	9984	8913	1.120			



7828 E 120TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
24-22-200-003	02/03/2021 120	401	275,000	16,840		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	78	256,501	278,764	0.920	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	1659	1802	0.920			



7238 E 136TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
24-34-100-008	12/17/2021 120	401	323,000	18,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	80	302,873	276,740	1.094	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	2127	1944	1.094			



Neighborhoods Used: 120 - MB DESC NEWER HOMES, 103 - AG DESC NEWER HOMES

9376 E 136TH ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-36-200-014		12/14/2021	120 401	295,000	38,880
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	90	256,120	242,448	1.056



8484 E 124TH ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-23-400-016		11/17/2021	120 401	287,500	27,030
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	78	252,555	211,700	1.193
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		7915	6635	1.193	



5500 E 112TH ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-18-200-011		11/05/2021	120 401	270,000	45,383
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	216,510	242,003	0.895
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		8107	9062	0.895	



14167 S ELM AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-32-400-040		10/25/2021	120 401	357,500	36,115
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	94	321,385	326,997	0.983



7422 E 22 MILE RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-34-300-028		09/30/2021	120 401	155,000	28,413
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78	126,587	111,981	1.130



8238 E 124TH ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-23-300-016		08/31/2021	120 401	225,000	47,875
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	177,125	153,856	1.151
!!MULTI-PARCEL SALE!!					



11223 S COTTONWOOD AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-15-200-010		08/25/2021	120 401	210,000	19,704
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	81	190,296	199,056	0.956



8445 E 98TH ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-02-200-046		04/12/2021	120 401	139,160	38,690
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64	87,323	86,686	1.007
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		13147	13051	1.007	



!!MULTI-PARCEL SALE!!

Neighborhoods Used: 120 - MB DESC NEWER HOMES, 103 - AG DESC NEWER HOMES

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
24	0	10.94	16.06	1.018
After Application of E.C.F.s				
		9.75	15.75	1.017

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.094( 1)	1.094( 1)	1.094( 1)	1.094( 1)	1.094( 1)	1.094( 1)
1.25 STY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
BI-LEVEL	0.956( 1)	0.956( 1)	0.956( 1)	0.956( 1)	0.956( 1)	0.956( 1)
CABIN	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)
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)
MOBILE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE ADDITION	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	0.924( 1)	0.924( 1)	0.924( 1)	0.924( 1)	0.924( 1)	0.924( 1)
OLD FARM HOUSES	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
RANCH	1.073(16)	1.073(16)	1.073(16)	1.073(16)	1.073(16)	1.073(16)
TRI-LEVEL	1.193( 1)	1.193( 1)	1.193( 1)	1.193( 1)	1.193( 1)	1.193( 1)
TWO-STORY	1.055( 4)	1.055( 4)	1.055( 4)	1.055( 4)	1.055( 4)	1.055( 4)
	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 1.063 (24)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 0.980 (12)  
 Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021  
 Ending Date: 03/31/2023  
 Terms Selected: 2  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): 120 - MB DESC NEWER HOMES, 103 - AG DESC NEWER HOMES

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

12/27/2023

ECF Analysis for: 6220 - ENSLEY TOWNSHIP

Page: 1/1

11:00 AM

DB: Ensley Twp 2024

Neighborhoods Used: 103 - AG DESC NEWER HOMES

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12/27/2023  
11:08 AM

104-1.139

Neighborhoods Used: 121 - MB DESC OLD HOMES (PRIOR TO 1950) 104 - AG OLD HOMES (PRIOR TO 1950)

13196 S ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-28-100-017	10/21/2022 121	401	114,000	28,230	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	53	85,770	83,398	1.028



8762 E 104TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-11-200-012	07/11/2022 121	401	175,000	28,791	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63	146,209	120,315	1.215





12/27/2023

ECF Analysis for: 6220 - ENSLEY TOWNSHIP

Page: 1/1

11:07 AM

DB: Ensley Twp 2024

Neighborhoods Used: 104 - AG OLD HOMES (PRIOR TO 1950)

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12/27/2023  
11:37 AM

110-1.222

Neighborhoods Used 110.MB SINGLE WIDE MOBILE HOME

7043 E 128TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-21-400-015	02/13/2023 110	401	230,000	38,249
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	61	132,491	94,947
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	59260	42468	1.395	



13224 S ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-28-300-010	06/24/2022 110	401	125,000	43,511
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	61	56,123	49,463
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	25366	22356	1.135	



11005 S ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-08-400-014	08/05/2021 110	401	89,900	21,961
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	65	67,939	65,551
				E.C.F.
				1.036



Neighborhoods Used: 110.MB SINGLE WIDE MOBILE HOME

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	7.58	10.86	1.042
After Application of E.C.F.s				
		6.99	9.38	1.037

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)
1.25 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CABIN	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)
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)
MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE ADDITION	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)
OLD FARM HOUSES	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)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	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. : 1.222 (3)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.305 (2)  
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021  
 Ending Date: 03/31/2023  
 Terms Selected: 2  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): 110 - MB SINGLE WIDE MOBILE HOME

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

111 - 1.341

Neighborhoods Used: 111.MB DOUBLE WIDE MOBILE HOME

6671 E 136TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-28-300-020	02/03/2023 111	401	160,000	28,980	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE	63	106,283	64,591	1.645
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	24737	15033	1.645		



11441 S WARRENS WAY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-17-100-022	01/23/2022 111	401	225,000	62,284	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE	57	144,829	93,557	1.548
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	17887	11554	1.548		



11043 S CYPRESS AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-09-400-021	09/13/2022 111	401	190,000	31,268	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE	85	158,732	136,872	1.160



8890 E 96TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-01-100-016	08/23/2022 111	401	140,000	27,150	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE	47	112,850	62,111	1.817



4929 E 22 MILE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-31-300-029	08/18/2022 111	401	220,000	32,430	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE	61	187,570	138,718	1.352



12064 S PONDEROSA DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-24-102-010	06/03/2022 111	401	99,900	20,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE	61	79,900	69,139	1.156



10340 S BEECH AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-01-300-024	02/10/2022 111	401	128,500	30,980	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE	57	97,520	71,645	1.361



12548 S ELM AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-21-300-018	04/27/2021 111	401	83,500	28,410	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE	65	54,371	65,762	0.827
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	719	869	0.827		



Neighborhoods Used: 111.MB DOUBLE WIDE MOBILE HOME

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<<<<<<<<<<<<<<<<<<<          Statistics for this Analysis          >>>>>>>>>>>>>>>>>>>>
# Valid # Invalid          Coefficient of          Coefficient of          Price Related
Sales   Sales              Dispersion (%)          Variation (%)          Differential
      8       0              13.71                  18.07                 1.030
After Application of E.C.F.s 13.86                  18.06                 1.029

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

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* 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)
1.25 STY	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
BI-LEVEL	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
CABIN	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)
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)
MOBILE	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
MOBILE ADDITION	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)
OLD FARM HOUSES	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)
TRI-LEVEL	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
TWO-STORY	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. : 1.341 (8)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.579 (3)  
 Commercial E.C.F. : 1.000 (0)

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

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Starting Date: 04/01/2021  
 Ending Date: 03/31/2023

Terms Selected: 2  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :

Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): 111 - MB DOUBLE WIDE MOBILE HOME

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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: 111.MB DOUBLE WIDE MOBILE HOME

6671 E 136TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
24-28-300-020       02/03/2023 111       401       160,000       28,980  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Mobile Home        MOBILE           63       106,283       64,591       1.645  
Agricultural Buildings:   ResidualValue   CostByManual    E.C.F.  
                          24737           15033       1.645



11441 S WARRENS WAY  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
24-17-100-022       01/23/2023 111       401       225,000       62,284  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Mobile Home        MOBILE           57       144,829       93,557       1.548  
Agricultural Buildings:   ResidualValue   CostByManual    E.C.F.  
                          17887           11554       1.548



11043 S CYPRESS AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
24-09-400-021       09/13/2022 111       401       190,000       31,268  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Mobile Home        MOBILE           85       158,732       136,872       1.160



8890 E 96TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
24-01-100-016       08/23/2022 111       401       140,000       27,150  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Mobile Home        MOBILE           47       112,850       62,111       1.817



4929 E 22 MILE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
24-31-300-029       08/18/2022 111       401       220,000       32,430  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Mobile Home        MOBILE           61       187,570       138,718       1.352



12064 S PONDEROSA DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
24-24-102-010       06/03/2022 111       401       99,900       20,000  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Mobile Home        MOBILE           61       79,900       69,139       1.156



8805 E 128TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
24-24-300-015       05/27/2022 111       401       205,000       25,125  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Mobile Home        MOBILE           63       179,875       82,100       2.191



10340 S BEECH AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
24-01-300-024       02/10/2022 111       401       128,500       30,980  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Mobile Home        MOBILE           57       97,520       71,645       1.361



Neighborhoods Used: 111.MB DOUBLE WIDE MOBILE HOME

12700 S HEMLOCK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-20-400-023	11/16/2021 111	401	35,000	20,349	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE	63	13,215	56,511	0.234
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1436	6138	0.234		



J

12548 S ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-21-300-018	04/27/2021 111	401	83,500	28,410	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE	65	54,371	65,762	0.827
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	719	869	0.827		



J

Neighborhoods Used: 111.MB DOUBLE WIDE MOBILE HOME

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	0	34.11	55.26	1.189
After Application of E.C.F.s		34.79	55.68	1.189

<<<<<<<                    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)
1.25 STY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CABIN	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)
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)
MOBILE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE ADDITION	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)
OLD FARM HOUSES	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)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TWO-STORY	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. : 1.350 (10)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.333 (4)  
 Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021  
 Ending Date: 03/31/2023  
 Terms Selected: 2

Analyze by Style:  
 Analyze by %Good:

Show Valid Data :  X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 111 - MB DOUBLE WIDE MOBILE HOME

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



121-1.063

Neighborhoods Used: 120.MB DESC NEWER HOMES

11496 S COTTONWOOD AVE  
 Parcel Number 24-14-100-018  
 Occupancy Single Family  
 Style RANCH  
 \*\* Valid Sale 02/27/2023 120  
 \*\* Class 401  
 AdjSalePrice 395,000  
 LandValue 53,549  
 %Good 94  
 ResidualValue 341,451  
 CostByManual 234,132  
 E.C.F. 1.458



8951 E 136TH ST  
 Parcel Number 24-25-300-006  
 Occupancy Single Family  
 Style RANCH  
 \*\* Valid Sale 02/16/2022 120  
 \*\* Class 401  
 AdjSalePrice 200,000  
 LandValue 25,950  
 %Good 77  
 ResidualValue 174,050  
 CostByManual 139,680  
 E.C.F. 1.246



11843 S NEWCOSTA AVE  
 Parcel Number 24-13-400-033  
 Occupancy Single Family  
 Style RANCH  
 \*\* Valid Sale 11/14/2022 120  
 \*\* Class 401  
 AdjSalePrice 215,000  
 LandValue 18,502  
 %Good 89  
 ResidualValue 196,498  
 CostByManual 198,141  
 E.C.F. 0.992



9100 E 128TH ST  
 Parcel Number 24-25-100-011  
 Occupancy Single Family  
 Style RANCH  
 Agricultural Buildings:  
 \*\* Valid Sale 11/03/2022 120  
 \*\* Class 401  
 AdjSalePrice 140,000  
 LandValue 39,452  
 %Good 74  
 ResidualValue 95,960  
 CostByManual 169,200  
 E.C.F. 0.567  
 ResidualValue 4588  
 CostByManual 8090  
 E.C.F. 0.567



11837 S NEWCOSTA AVE  
 Parcel Number 24-13-400-032  
 Occupancy Single Family  
 Style RANCH  
 \*\* Valid Sale 10/14/2022 120  
 \*\* Class 401  
 AdjSalePrice 232,500  
 LandValue 41,970  
 %Good 83  
 ResidualValue 190,530  
 CostByManual 195,186  
 E.C.F. 0.976



8893 E EDGE LN  
 Parcel Number 24-01-300-023  
 Occupancy Single Family  
 Style MODULAR  
 Agricultural Buildings:  
 \*\* Valid Sale 10/13/2022 120  
 \*\* Class 401  
 AdjSalePrice 320,000  
 LandValue 47,045  
 %Good 81  
 ResidualValue 258,516  
 CostByManual 279,852  
 E.C.F. 0.924  
 ResidualValue 14439  
 CostByManual 15631  
 E.C.F. 0.924



6464 E 100TH ST  
 Parcel Number 24-04-300-010  
 Occupancy Single Family  
 Style TWO-STORY  
 Agricultural Buildings:  
 \*\* Valid Sale 09/14/2022 120  
 \*\* Class 401  
 AdjSalePrice 365,000  
 LandValue 56,588  
 %Good 81  
 ResidualValue 300,258  
 CostByManual 260,011  
 E.C.F. 1.155  
 ResidualValue 8154  
 CostByManual 7061  
 E.C.F. 1.155



9566 E 104TH ST  
 Parcel Number 24-12-200-023  
 Occupancy Single Family  
 Style RANCH  
 \*\* Valid Sale 09/12/2022 120  
 \*\* Class 401  
 AdjSalePrice 150,000  
 LandValue 14,340  
 %Good 68  
 ResidualValue 135,660  
 CostByManual 102,834  
 E.C.F. 1.319



Neighborhoods Used: 120.MB DESC NEWER HOMES

13989 S CYPRESS AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 24-33-200-017       07/13/2022 120       401       270,000       27,730  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       RANCH           77       242,270       231,852       1.045



10457 S DOGWOOD AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 24-09-100-018       07/07/2022 120       401       335,000       47,189  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       RANCH           80       266,620       286,265       0.931  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   21191           22753       0.931



7537 E 112TH ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 24-10-300-009       06/08/2022 120       401       339,000       34,536  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       RANCH           83       304,464       259,269       1.174



13510 S LOCUST AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 24-29-300-012       05/06/2022 120       401       405,000       41,875  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       TWO-STORY       86       346,804       326,038       1.064  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   16321           15344       1.064



5598 E 136TH ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 24-31-200-006       04/04/2022 120       401       505,000       161,896  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       RANCH           97       341,394       258,574       1.320  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   1710           1296       1.320



!!MULTI-PARCEL SALE!!

13293 S ELM AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 24-29-400-012       02/16/2022 120       401       246,500       27,950  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       RANCH           85       208,566       186,203       1.120  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   9984           8913       1.120



7828 E 120TH ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 24-22-200-003       02/03/2022 120       401       275,000       16,840  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       TWO-STORY       78       256,501       278,764       0.920  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   1659           1802       0.920



7238 E 136TH ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 24-34-100-008       12/17/2021 120       401       323,000       18,000  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1 1/2 STORY       80       302,873       276,740       1.094  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   2127           1944       1.094



Neighborhoods Used: 120.MB DESC NEWER HOMES

9376 E 136TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-36-200-014		12/14/2021	120	401	295,000	38,880
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	90	256,120	242,448	1.056	



8484 E 124TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-23-400-016		11/17/2021	120	401	287,500	27,030
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	78	252,555	211,700	1.193	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	7915	6635	1.193			



5500 E 112TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-18-200-011		11/05/2021	120	401	270,000	45,383
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	73	216,510	242,003	0.895	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	8107	9062	0.895			



14167 S ELM AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-32-400-040		10/25/2021	120	401	357,500	36,115
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	94	321,385	326,997	0.983	



7422 E 22 MILE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-34-300-028		09/30/2021	120	401	155,000	28,413
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	78	126,587	111,981	1.130	



8238 E 124TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-23-300-016		08/31/2021	120	401	225,000	47,875
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	177,125	153,856	1.151	
!!MULTI-PARCEL SALE!!						



11223 S COTTONWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-15-200-010		08/25/2021	120	401	210,000	19,704
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	81	190,296	199,056	0.956	



8445 E 98TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
24-02-200-046		04/12/2021	120	401	139,160	38,690
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	87,323	86,686	1.007	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	13147	13051	1.007			



!!MULTI-PARCEL SALE!!





12/27/2023  
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Neighborhoods Used: 121.MB DESC OLD HOMES (PRIOR TO 1950)

621-1.139

13196 S ELM AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
24-28-100-017      10/21/2022      121      401      114,000      28,230  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      53      85,770      83,398      1.028



8762 E 104TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
24-11-200-012      07/11/2022      121      401      175,000      28,791  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      63      146,209      120,315      1.215





122 - 1.063

Neighborhoods Used: 122 - ENSLEY CT, 120 - MB DESC NEWER HOMES

11496 S COTTONWOOD AVE  
Parcel Number 24-14-100-018  
Occupancy Single Family  
Style RANCH  
Valid Sale 02/27/2023 120  
Class 401  
AdjSalePrice 395,000  
LandValue 53,549  
%Good 94  
ResidualValue 341,451  
CostByManual 234,132  
E.C.F. 1.458



8951 E 136TH ST  
Parcel Number 24-25-300-006  
Occupancy Single Family  
Style RANCH  
Valid Sale 02/16/2022 120  
Class 401  
AdjSalePrice 200,000  
LandValue 25,950  
%Good 77  
ResidualValue 174,050  
CostByManual 139,680  
E.C.F. 1.246



11843 S NEWCOSTA AVE  
Parcel Number 24-13-400-033  
Occupancy Single Family  
Style RANCH  
Valid Sale 11/14/2022 120  
Class 401  
AdjSalePrice 215,000  
LandValue 18,502  
%Good 89  
ResidualValue 196,498  
CostByManual 198,141  
E.C.F. 0.992



9100 E 128TH ST  
Parcel Number 24-25-100-011  
Occupancy Single Family  
Style RANCH  
Agricultural Buildings:  
Valid Sale 11/03/2022 120  
Class 401  
AdjSalePrice 140,000  
LandValue 39,452  
%Good 74  
ResidualValue 95,960  
CostByManual 169,200  
E.C.F. 0.567  
ResidualValue 4588  
CostByManual 8090  
E.C.F. 0.567



11837 S NEWCOSTA AVE  
Parcel Number 24-13-400-032  
Occupancy Single Family  
Style RANCH  
Valid Sale 10/14/2022 120  
Class 401  
AdjSalePrice 232,500  
LandValue 41,970  
%Good 83  
ResidualValue 190,530  
CostByManual 195,186  
E.C.F. 0.976



8893 E EDGE LN  
Parcel Number 24-01-300-023  
Occupancy Single Family  
Style MODULAR  
Agricultural Buildings:  
Valid Sale 10/13/2022 120  
Class 401  
AdjSalePrice 320,000  
LandValue 47,045  
%Good 81  
ResidualValue 258,516  
CostByManual 279,852  
E.C.F. 0.924  
ResidualValue 14439  
CostByManual 15631  
E.C.F. 0.924



6464 E 100TH ST  
Parcel Number 24-04-300-010  
Occupancy Single Family  
Style TWO-STORY  
Agricultural Buildings:  
Valid Sale 09/14/2022 120  
Class 401  
AdjSalePrice 365,000  
LandValue 56,588  
%Good 81  
ResidualValue 300,258  
CostByManual 260,011  
E.C.F. 1.155  
ResidualValue 8154  
CostByManual 7061  
E.C.F. 1.155



9566 E 104TH ST  
Parcel Number 24-12-200-023  
Occupancy Single Family  
Style RANCH  
Valid Sale 09/12/2022 120  
Class 401  
AdjSalePrice 150,000  
LandValue 14,340  
%Good 68  
ResidualValue 135,660  
CostByManual 102,834  
E.C.F. 1.319



Neighborhoods Used: 122 - ENSLEY CT, 120 - MB DESC NEWER HOMES

13989 S CYPRESS AVE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 24-33-200-017      07/13/2022 120      401      270,000      27,730  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      77      242,270      231,852      1.045



10457 S DOGWOOD AVE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 24-09-100-018      07/07/2022 120      401      335,000      47,189  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      80      266,620      286,265      0.931  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    21191      22753      0.931



7537 E 112TH ST  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 24-10-300-009      06/08/2022 120      401      339,000      34,536  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      83      304,464      259,269      1.174



13510 S LOCUST AVE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 24-29-300-012      05/06/2022 120      401      405,000      41,875  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      TWO-STORY      86      346,804      326,038      1.064  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    16321      15344      1.064



5598 E 136TH ST  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 24-31-200-006      04/04/2022 120      401      505,000      161,896  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      97      341,394      258,574      1.320  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    1710      1296      1.320



!!MULTI-PARCEL SALE!!

13293 S ELM AVE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 24-29-400-012      02/16/2022 120      401      246,500      27,950  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      85      208,566      186,203      1.120  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    9984      8913      1.120



7828 E 120TH ST  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 24-22-200-003      02/03/2022 120      401      275,000      16,840  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      TWO-STORY      78      256,501      278,764      0.920  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    1659      1802      0.920



7238 E 136TH ST  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 24-34-100-008      12/17/2021 120      401      323,000      18,000  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 1/2 STORY      80      302,873      276,740      1.094  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    2127      1944      1.094



Neighborhoods Used: 122 - ENSLEY CT, 120 - MB DESC NEWER HOMES

9376 E 136TH ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-36-200-014 12/14/2021 120 401 295,000 38,880  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 90 256,120 242,448 1.056



8484 E 124TH ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-23-400-016 11/17/2021 120 401 287,500 27,030  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family TRI-LEVEL 78 252,555 211,700 1.193  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 7915 6635 1.193



5500 E 112TH ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-18-200-011 11/05/2021 120 401 270,000 45,383  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 73 216,510 242,003 0.895  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 8107 9062 0.895



14167 S ELM AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-32-400-040 10/25/2021 120 401 357,500 36,115  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 94 321,385 326,997 0.983



7422 E 22 MILE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-34-300-028 09/30/2021 120 401 155,000 28,413  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family TWO-STORY 78 126,587 111,981 1.130



8238 E 124TH ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-23-300-016 08/31/2021 120 401 225,000 47,875  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 74 177,125 153,856 1.151  
 !!MULTI-PARCEL SALE!!



11223 S COTTONWOOD AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-15-200-010 08/25/2021 120 401 210,000 19,704  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family BI-LEVEL 81 190,296 199,056 0.956



8445 E 98TH ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-02-200-046 04/12/2021 120 401 139,160 38,690  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 64 87,323 86,686 1.007  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 13147 13051 1.007  
 !!MULTI-PARCEL SALE!!



Neighborhoods Used: 122 - ENSLEY CT, 120 - MB DESC NEWER HOMES

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
24	0	10.94	16.06	1.018
After Application of E.C.F.s				
		9.75	15.75	1.017

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.094( 1)	1.094( 1)	1.094( 1)	1.094( 1)	1.094( 1)	1.094( 1)
1.25 STY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
BI-LEVEL	0.956( 1)	0.956( 1)	0.956( 1)	0.956( 1)	0.956( 1)	0.956( 1)
CABIN	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)
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)
MOBILE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE ADDITION	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	0.924( 1)	0.924( 1)	0.924( 1)	0.924( 1)	0.924( 1)	0.924( 1)
OLD FARM HOUSES	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
RANCH	1.073(16)	1.073(16)	1.073(16)	1.073(16)	1.073(16)	1.073(16)
TRI-LEVEL	1.193( 1)	1.193( 1)	1.193( 1)	1.193( 1)	1.193( 1)	1.193( 1)
TWO-STORY	1.055( 4)	1.055( 4)	1.055( 4)	1.055( 4)	1.055( 4)	1.055( 4)
	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 1.063 (24)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 0.980 (12)  
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021  
 Ending Date: 03/31/2023  
 Terms Selected: 2  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): 122 - ENSLEY CT, 120 - MB DESC NEWER HOMES

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

12/27/2023  
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ECF Analysis for: 6220 - ENSLEY TOWNSHIP

Page: 1/1  
DB: Ensley Twp 2024

Neighborhoods Used: 122.ENSLEY CT

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Vacant Land - NO Buildings



See chart.



Parcel	Address	Sale Date	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg Residual	Cost Man \$	ECF	AREA	CLASS	COMMENTS
02-22-400-008	11208 N WOODBRIDGE DR	6/30/2022	31-SPLIT IMPROVED	*	*	*	*	0.812	LILLEY	201	
04-30-400-021	5555 E 13 MILE RD	8/23/2021	31-SPLIT IMPROVED	*	*	*	*	0.904	BARTON	201	
06-13-300-043	7528 N WOODBRIDGE DR	11/19/2021	03-ARM'S LENGTH	*	*	*	*	0.700	MERRILL	201	
06-24-100-017	7132 N WOODBRIDGE DR	6/16/2021	03-ARM'S LENGTH	*	*	*	*	0.759	MERRILL	201	
09-30-100-008	1216 N MAPLE ISLAND RD	9/13/2022	03-ARM'S LENGTH	*	*	*	*	0.645	DENVER	201	
10-13-400-033	2795 N MUNDY AVE	3/17/2022	03-ARM'S LENGTH	*	*	*	*	1.001	LINCOLN	201	
11-20-401-001	1970 N EVERGREEN DR	5/13/2022	03-ARM'S LENGTH	*	*	*	*	0.924	WILCOX	201	
12-33-400-008	6977 E BASELINE	6/7/2021	03-ARM'S LENGTH	*	*	*	*	0.808	GOODWELL	201	
14-34-331-001	4424 S PARSON AVE	5/28/2021	19-MULIT PARCEL ARM'S LENGTH	*	*	*	*	1.249	CITY OF FREMONT	201	14-34-332-002
15-29-300-006	3821 S EVERGREEN DR	12/28/2022	03-ARM'S LENGTH	*	*	*	*	0.327	EVERETT	201	
15-32-100-004	4023 S EVERGREEN DR	2/21/2023	03-ARM'S LENGTH	*	*	*	*	0.700	EVERETT	201	
16-27-255-014	7633 E 36TH ST	5/20/2022	03-ARM'S LENGTH	*	*	*	*	0.756	BIG PRAIRIE	201	
16-27-256-022	3551 S DENNIS AVE	6/29/2022	03-ARM'S LENGTH	*	*	*	*	0.895	BIG PRAIRIE	201	
17-01-300-029	5594 S WARNER AVE	6/29/2021	03-ARM'S LENGTH	*	*	*	*	0.774	SHERIDAN	201	
18-14-300-018	1363 W 72ND ST	3/14/2022	19-MULIT PARCEL ARM'S LENGTH	*	*	*	*	0.686	GARFIELD	201	18-14-300-020
18-25-278-013	8379 S MASON DR	6/9/2021	03-ARM'S LENGTH	*	*	*	*	1.099	GARFIELD	201	
18-25-400-022	8669 S MASON DR	4/23/2021	19-MULIT PARCEL ARM'S LENGTH	*	*	*	*	1.088	CITY OF NEWAYGO	201	18-25-400-023
18-36-200-040	16 W VARIE LANE	4/18/2022	19-MULIT PARCEL ARM'W LENGTH	*	*	*	*	0.642	GARFIELD	201	18-36-200-028
20-04-100-013	5797 S CROTON-HARDY DR	4/2/2021	03-ARM'S LENGTH	*	*	*	*	0.802	CROTON	201	
20-08-183-001	7641 S CROTON-HARDY DR	3/31/2023	03-ARM'S LENGTH	*	*	*	*	1.169	CROTON	201	
20-17-101-013	8249 S CROTON-HARDY DR	10/21/2022	03-ARM'S LENGTH	*	*	*	*	0.705	CROTON	201	
22-36-300-006	14185 S MASON DR	11/3/2022	03-ARM'S LENGTH	*	*	*	*	0.813	ASHLAND	201	
24-21-200-005	12211 S CYPRESS AVE	3/6/2023	03-ARM'S LENGTH	\$70,000	\$20,319	\$49,681	\$64,149	0.774	ENSLEY	201	
				<b>TOTAL</b>	<b>\$3,404,035</b>		<b>\$4,148,744</b>	<b>0.820</b>			

Outliers:

Parcel	Address	Sale Date	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg Residual	Cost Man \$	ECF	AREA	CLASS	COMMENTS
23-24-100-035	12292 S OAK AVE	12/29/2022	03-ARM'S LENGTH	*	*	*	*	1.618	GRANT	201	
18-35-100-025	8845 S FELCH AVE	5/18/2022	19-MULIT PARCEL ARM'S LENGTH	*	*	*	*	1.356	GARFIELD	201	18-35-100-023
22-01-200-029	9672 S COLONIAL DR	11/4/2022	03-ARM'S LENGTH	*	*	*	*	1.397	ASHLAND	201	

Ensley Township only has fifteen commercial improved parcels and no vacant parcels. I used commercial and industrial parcels from other Units in the County for the study. No location adjustment was used as I only used sales from a similar market. For the **Commercial ECF**, I used **0.820**. For the **Industrial ECF**, I also used **0.820**. Ensley Township has 4 Industrial improved parcels and 1 vacant parcel. Out of the 4 improved parcels, the improvements are all land improvements except one small shed on a power supply parcel and one building on the mining parcel. Information is deemed reliable but not guaranteed. Some sales are confidential. Please see the Assessor in the unit listed for the detailed information.



Industrial ECF

Parcel	Address	Sale Date	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg Residual	Cost Man \$	ECF	AREA	CLASS	COMMENTS
02-22-400-008	11208 N WOODBRIDGE DR	6/30/2022	31-SPLIT IMPROVED	*	*	*	*	0.812	LILLEY	201	
04-30-400-021	5555 E 13 MILE RD	8/23/2021	31-SPLIT IMPROVED	*	*	*	*	0.904	BARTON	201	
06-13-300-043	7528 N WOODBRIDGE DR	11/19/2021	03-ARM'S LENGTH	*	*	*	*	0.700	MERRILL	201	
06-24-100-017	7132 N WOODBRIDGE DR	6/16/2021	03-ARM'S LENGTH	*	*	*	*	0.759	MERRILL	201	
09-30-100-008	1216 N MAPLE ISLAND RD	9/13/2022	03-ARM'S LENGTH	*	*	*	*	0.645	DENVER	201	
10-13-400-033	2795 N MUNDY AVE	3/17/2022	03-ARM'S LENGTH	*	*	*	*	1.001	LINCOLN	201	
11-20-401-001	1970 N EVERGREEN DR	5/13/2022	03-ARM'S LENGTH	*	*	*	*	0.924	WILCOX	201	
12-33-400-008	6977 E BASELINE	6/7/2021	03-ARM'S LENGTH	*	*	*	*	0.808	GOODWELL	201	
14-34-331-001	4424 S PARSON AVE	5/28/2021	19-MULIT PARCEL ARM'S LENGTH	*	*	*	*	1.249	CITY OF FREMONT	201	14-34-332-002
15-29-300-006	3821 S EVERGREEN DR	12/28/2022	03-ARM'S LENGTH	*	*	*	*	0.327	EVERETT	201	
15-32-100-004	4023 S EVERGREEN DR	2/21/2023	03-ARM'S LENGTH	*	*	*	*	0.700	EVERETT	201	
16-27-255-014	7633 E 36TH ST	5/20/2022	03-ARM'S LENGTH	*	*	*	*	0.756	BIG PRAIRIE	201	
16-27-256-022	3551 S DENNIS AVE	6/29/2022	03-ARM'S LENGTH	*	*	*	*	0.895	BIG PRAIRIE	201	
17-01-300-029	5594 S WARNER AVE	6/29/2021	03-ARM'S LENGTH	*	*	*	*	0.774	SHERIDAN	201	
18-14-300-018	1363 W 72ND ST	3/14/2022	19-MULIT PARCEL ARM'S LENGTH	*	*	*	*	0.686	GARFIELD	201	18-14-300-020
18-25-278-013	8379 S MASON DR	6/9/2021	03-ARM'S LENGTH	*	*	*	*	1.099	GARFIELD	201	
18-25-400-022	8669 S MASON DR	4/23/2021	19-MULIT PARCEL ARM'S LENGTH	*	*	*	*	1.088	CITY OF NEWAYGO	201	18-25-400-023
18-36-200-040	16 W VARIE LANE	4/18/2022	19-MULIT PARCEL ARM'S LENGTH	*	*	*	*	0.642	GARFIELD	201	18-36-200-028
20-04-100-013	5797 S CROTON-HARDY DR	4/2/2021	03-ARM'S LENGTH	*	*	*	*	0.802	CROTON	201	
20-08-183-001	7641 S CROTON-HARDY DR	3/31/2023	03-ARM'S LENGTH	*	*	*	*	1.169	CROTON	201	
20-17-101-013	8249 S CROTON-HARDY DR	10/21/2022	03-ARM'S LENGTH	*	*	*	*	0.705	CROTON	201	
22-36-300-006	14185 S MASON DR	11/3/2022	03-ARM'S LENGTH	*	*	*	*	0.813	ASHLAND	201	
24-21-200-005	12211 S CYPRESS AVE	3/6/2023	03-ARM'S LENGTH	\$70,000	\$20,319	\$49,681	\$64,149	0.774	ENSLEY	201	
				<b>TOTAL</b>	<b>\$3,404,035</b>	<b>\$4,148,744</b>	<b>0.820</b>				
Outliers:											
Parcel	Address	Sale Date	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg Residual	Cost Man \$	ECF	AREA	CLASS	COMMENTS
23-24-100-035	12292 S OAK AVE	12/29/2022	03-ARM'S LENGTH	*	*	*	*	1.618	GRANT	201	
18-35-100-025	8845 S FELCH AVE	5/18/2022	19-MULIT PARCEL ARM'S LENGTH	*	*	*	*	1.356	GARFIELD	201	18-35-100-023
22-01-200-029	9672 S COLONIAL DR	11/4/2022	03-ARM'S LENGTH	*	*	*	*	1.397	ASHLAND	201	

Ensley Township only has fifteen commercial improved parcels and no vacant parcels. I used commercial and industrial parcels from other Units in the County for the study. No location adjustment was used as I only used sales from a similar market. For the Commercial ECF, I used 0.820. For the Industrial ECF, I also used 0.820. Ensley Township has 4 Industrial improved parcels and 1 vacant parcel. Out of the 4 improved parcels, the improvements are all land improvements except one small shed on a power supply parcel and one building on the mining parcel. Information is deemed reliable but not guaranteed. Some sales are confidential. Please see the Assessor in the unit listed for the detailed information.





12/27/2023  
11:16 AM

20BL+ - 1.129

ECF Analysis for: 6220 - ENSLEY TOWNSHIP

Page: 1/2

DB: Ensley Twp 2024

Neighborhoods Used: 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+  
BAPTIST LAKE A B BC

Parcel Number	Style	%Good	ResidualValue	AdjSalePrice	LandValue	E.C.F.
12855 E ENGLEWRIGHT DR 24-25-115-007	RANCH	63	116,351	249,900	133,549	1.314



Parcel Number	Style	%Good	ResidualValue	AdjSalePrice	LandValue	E.C.F.
12942 S LAKE BREEZE 24-26-240-007	RANCH	68	220,844	367,000	146,156	1.636



Parcel Number	Style	%Good	ResidualValue	AdjSalePrice	LandValue	E.C.F.
12307 S BALSAM DR 24-24-176-015	RANCH	58	125,080	300,000	174,920	1.190



Parcel Number	Style	%Good	ResidualValue	AdjSalePrice	LandValue	E.C.F.
12799 E ENGLEWRIGHT DR 24-24-360-020	RANCH	48	67,955	90,000	22,045	0.949



Parcel Number	Style	%Good	ResidualValue	AdjSalePrice	LandValue	E.C.F.
8880 E OAK DR 24-24-125-030	TWO-STORY	92	1,182,773	***,***	417,227	1.028



Parcel Number	Style	%Good	ResidualValue	AdjSalePrice	LandValue	E.C.F.
12247 S BALSAM DR 24-24-125-019	RANCH	75	267,654	430,000	162,346	1.319



Neighborhoods Used: 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+ - BAPTIST LAKE A B BC

Statistics for this Analysis

Table with 3 columns: # Valid Sales, # Invalid Sales, and Price Related Differential. Values include 6, 0, 8.03, 10.11, 0.983, 7.65, 12.59, 1.039.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns for different styles (e.g., 1 1/2 STORY, 1.25 STY, BI-LEVEL) and 7 columns of E.C.F. values.

- Single Family E.C.F. : 1.129 (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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+ - BAPTIST LAKE A B BC

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

12/27/2023  
11:13 AM

ECF Analysis for: 6220 - ENSLEY TOWNSHIP

Page: 1/2  
DB: Ensley Twp 2024

Neighborhoods Used: 20BL+.BAPTIST LAKE A B BC

8880 E OAK DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-24-125-030	10/15/2021 20BL+	401	***,***	417,227	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	92	1,182,773	1,150,557	1.028



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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s				
		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
1.25 STY	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
BI-LEVEL	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
CABIN	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)
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)
MOBILE	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
MOBILE ADDITION	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)
OLD FARM HOUSES	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)
TRI-LEVEL	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
TWO-STORY	1.028 ( 1)	1.028 ( 1)	1.028 ( 1)	1.028 ( 1)	1.028 ( 1)	1.028 ( 1)
	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)

Single Family E.C.F. : 1.028 (1)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.000 (0)  
 Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021  
 Ending Date: 03/31/2023  
 Terms Selected: 2  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s) : 20BL+ - BAPTIST LAKE A B BC

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

20BLF - 1.129

Neighborhoods Used: 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+ - BAPTIST LAKE A B BC

12855 E ENGLEWRIGHT DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-25-115-007		07/06/2022	20ELF 401	249,900	133,549
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	63 116,351	88,532	1.314



12942 S LAKE BREEZE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-26-240-007		04/20/2022	20ELF 401	367,000	146,156
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	68 220,844	134,985	1.636



12307 S BALSAM DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-24-176-015		04/18/2022	20BLF 401	300,000	174,920
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	58 125,080	105,084	1.190



12799 E ENGLEWRIGHT DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-24-360-020		02/02/2022	20EL+ 401	90,000	22,045
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	48 67,955	71,618	0.949



8880 E OAK DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-24-125-030		10/15/2021	20BL+ 401	***,***	417,227
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		TWO-STORY	92 1,182,773	1,150,557	1.028



12247 S BALSAM DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
24-24-125-019		09/01/2021	20BLF 401	430,000	162,346
Occupancy		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	75 267,654	202,881	1.319



Neighborhoods Used: 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+ - BAPTIST LAKE A B BC

Statistics for this Analysis

Table with 4 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows include 'After Application of E.C.F.s'.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns representing different styles (e.g., 1 1/2 STORY, 1.25 STY, BI-LEVEL, etc.) and their corresponding E.C.F. values.

Single Family E.C.F. : 1.129 (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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+ - BAPTIST LAKE A B BC

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: 20BLF.BAPTIST LAKE FR

12307 S BALSAM DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
24-24-176-015	04/18/2022 20BLF	401	300,000	174,920		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	58	125,080	105,084	1.190	



12247 S BALSAM DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
24-24-125-019	09/01/2021 20BLF	401	430,000	162,346		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	267,654	202,881	1.319	







Neighborhoods Used: 20BLF.BAPTIST LAKE FR

12307 S BALSAM DR  
Parcel Number 24-24-176-015  
Occupancy Style  
Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
04/18/2022 20BLF	401	300,000	174,920
%Good	ResidualValue	CostByManual	E.C.F.
58	125,080	105,084	1.190



12247 S BALSAM DR  
Parcel Number 24-24-125-019  
Occupancy Style  
Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/01/2021 20BLF	401	430,000	162,346
%Good	ResidualValue	CostByManual	E.C.F.
75	267,654	202,881	1.319



8903 E 124TH ST  
Parcel Number 24-24-176-049  
Occupancy Style  
Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
08/06/2021 20BLF	401	245,000	191,458
%Good	ResidualValue	CostByManual	E.C.F.
74	53,542	120,979	0.443



*X*  
*Do not*  
*new*  
*Home*  
*add*



12/27/2023  
11:15 AM

20EL+ - 1.129

ECF Analysis for: 6220 - ENSLEY TOWNSHIP

Page: 1/2  
DB: Ensley Twp 2024

Neighborhoods Used: 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+ - BAPTIST LAKE A B BC

12855 E ENGLEWRIGHT DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-25-115-007	07/06/2022 20ELF	401	249,900	133,549	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63	116,351	88,532	1.314



12942 S LAKE BREEZE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-26-240-007	04/20/2022 20ELF	401	367,000	146,156	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	220,844	134,985	1.636



12307 S BALSAM DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-24-176-015	04/18/2022 20BLF	401	300,000	174,920	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58	125,080	105,084	1.190



12799 E ENGLEWRIGHT DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-24-360-020	02/02/2022 20EL+	401	90,000	22,045	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	48	67,955	71,618	0.949



8880 E OAK DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-24-125-030	10/15/2021 20BL+	401	***,***	417,227	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	92	1,182,773	1,150,557	1.028



12247 S BALSAM DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-24-125-019	09/01/2021 20BLF	401	430,000	162,346	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	267,654	202,881	1.319



Neighborhoods Used: 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+ - BAPTIST LAKE A B BC

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 6, 0, 8.03, 10.11, 0.983 and 7.65, 12.59, 1.039.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns for different styles: 1 1/2 STORY, 1.25 STY, BI-LEVEL, CABIN, COLONIAL, DUPLEX, LOG, MOBILE, MOBILE ADDITION, MODULAR, OLD FARM HOUSES, RANCH, TRI-LEVEL, TWO-STORY. Each row shows values for 91, 81, 71, 61, 51, and 0 data points.

Single Family E.C.F. : 1.129 (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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+ - BAPTIST LAKE A B BC

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: 20EL+.ENGLEWRIGHT A B BC

12799 E ENGLEWRIGHT DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-24-360-020	02/02/2022 20EL+	401	90,000	22,045	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	48	67,955	71,618	0.949



Neighborhoods Used: 20EL+.ENGLEWRIGHT A B BC

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s				
		0.00	0.00	1.000

* 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)
1.25 STY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CABIN	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)
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)
MOBILE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE ADDITION	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)
OLD FARM HOUSES	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
RANCH	0.949( 1)	0.949( 1)	0.949( 1)	0.949( 1)	0.949( 1)	0.949( 1)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TWO-STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 0.949 (1)  
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)

Starting Date: 04/01/2021  
Ending Date: 03/31/2023  
Terms Selected: 2  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals:  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 20EL+ - ENGLEWRIGHT A B BC

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

20ELF 1/29

Neighborhoods Used: 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+ - BAPTIST LAKE A B BC

12855 E ENGLEWRIGHT DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-25-115-007 07/06/2022 20ELF 401 249,900 133,549  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 63 116,351 88,532 1.314



12942 S LAKE BREEZE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-26-240-007 04/20/2022 20ELF 401 367,000 146,156  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 68 220,844 134,985 1.636



12307 S BALSAM DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-24-176-015 04/18/2022 20BLF 401 300,000 174,920  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 58 125,080 105,084 1.190



12799 E ENGLEWRIGHT DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-24-360-020 02/02/2022 20EL+ 401 90,000 22,045  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 48 67,955 71,618 0.949



8880 E OAK DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-24-125-030 10/15/2021 20BL+ 401 \*\*\*,\*\* 417,227  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family TWO-STORY 92 1,182,773 1,150,557 1.028



12247 S BALSAM DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 24-24-125-019 09/01/2021 20BLF 401 430,000 162,346  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 75 267,654 202,881 1.319



Neighborhoods Used: 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+ - BAPTIST LAKE A B BC

Statistics for this Analysis

Table with 3 columns: # Valid Sales, # Invalid Sales, and three coefficients (Dispersion, Variation, Price Related Differential). Values are shown for 'After Application of E.C.F.s'.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns representing different house styles (e.g., 1 1/2 STORY, 1.25 STY, BI-LEVEL, etc.) and 7 rows of data points.

Single Family E.C.F. : 1.129 (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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+ - BAPTIST LAKE A B BC

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: 20ELF.ENGLEWRIGHT LAK

12855 E ENGLEWRIGHT DR  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 24-25-115-007      07/06/2022      20ELF      401      249,900      133,549  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      63      116,351      88,532      1.314



12942 S LAKE BREEZE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 24-26-240-007      04/20/2022      20ELF      401      367,000      146,156  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      68      220,844      134,985      1.636



Neighborhoods Used: 20ELF.ENGLEWRIGHT LAK

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	1	6.90	10.48	1.014
After Application of E.C.F.s				
		5.41	8.10	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)
1.25 STY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CABIN	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)
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)
MOBILE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOBILE ADDITION	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)
OLD FARM HOUSES	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
RANCH	1.509( 2)	1.509( 2)	1.509( 2)	1.509( 2)	1.509( 2)	1.509( 2)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TWO-STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 1.509 (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: 04/01/2021  
 Ending Date: 03/31/2023  
 Terms Selected: 2  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): 20ELF - ENGLEWRIGHT LAK

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





No Buildings

