

2025 ECF Analysis for: 01 - ALMIRA TOWNSHIP

Neighborhood: Commercial

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
07-010-006-00	04/26/23	\$660,000	WD	ARMS LENGTH	\$660,000	\$111,013	\$548,987	\$631,380	0.870
07-160-009-00	08/17/22	\$280,000			\$280,000	\$32,670	\$247,330	\$134,920	1.833
01-021-004-10	11/14/23	\$175,000	WD	ARMS LENGTH	\$175,000	\$169,517	\$5,483	\$153,587	0.036
28-07-848-001-03	10/20/23	\$55,000	WD	ARMS LENGTH	\$55,000	\$6,650	\$48,350	\$22,119	2.186
Totals:		\$1,170,000			\$1,170,000		\$850,150	\$942,006	
									E.C.F. => 0.902
									Ave. E.C.F. => 1.231

Based on these sales from competing units an Economic Condition Factor (ECF) of 1.231 is selected for the Commercial (201) class.

2025 ECF Analysis for: 01 - ALMIRA TOWNSHIP
 Neighborhood: INDUSTRIAL

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-015-004-00	12/27/22	\$185,000	WD	ARMS LENGTH	\$185,000	\$70,000	\$115,000	\$79,475	1.447
28-05-060-061-00	06/29/22	\$250,000	WD	ARMS LENGTH	\$250,000	\$105,700	\$144,300	\$146,438	0.985
05-06-145-029-00	06/30/23	\$52,000			\$52,000	\$0	\$52,000	\$24,500	2.122
1416030088110	01/31/23	\$159,000	WD	ARMS LENGTH	\$159,000	\$0	\$159,000	\$636,650	0.250
2209-21-3204 & -3:	05/20/22	\$500,000	WD	ARMS LENGTH	\$500,000	\$384,500	\$115,500	\$216,047	0.535
Totals:		\$1,146,000			\$1,146,000		\$585,800	\$1,103,110	
									E.C.F. => 0.531
									Ave. E.C.F. => 1.068

Based on these sales from competing units an Economic Condition Factor (ECF) of 0.894 is selected for the Industrial (301) class.

INDUSTRIAL ECF
 INDUS

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Neighborhoods Used: BZ+40 - BENZIE COUNTY 40 ACRE PLUS, BZ5+A - BENZIE COUNTY 5 TO 39 ACRE

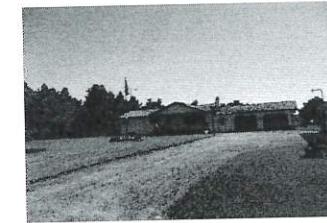
15548 SPEAR RD		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		07/17/2023	BZ5+A	525,000	63,397
01-018-004-35			401		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	91	461,603	273,462	1.688



8610 LAKE ANN RD		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		04/28/2023	BZ5+A	545,000	100,629
01-011-002-10			401		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	431,408	248,518	1.736
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		12963	7468	1.736	



7059 RAYLE RD		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		03/17/2023	BZ5+A	477,500	77,599
01-017-009-00			401		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	388,423	269,814	1.440
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		11478	7973	1.440	



20400 MAPLE ST		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		09/28/2022	BZ5+A	360,000	58,685
01-024-008-05			401		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	78	301,315	305,248	0.987



8610 LAKE ANN RD		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		09/01/2022	BZ5+A	439,000	101,197
01-011-002-20			401		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	89	337,803	306,674	1.102



7059 RAYLE RD		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		07/27/2022	BZ5+A	480,000	77,599
01-017-009-00			401		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	390,851	269,814	1.449
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		11550	7973	1.449	



6897 WALDEN WOODS		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		07/06/2022	BZ5+A	599,000	91,867
01-024-004-70			401		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	OTHER	94	507,133	435,561	1.164



6075 NORTH REYNOLDS RD		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		05/24/2022	BZ5+A	315,000	58,765
01-022-024-40			401		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	82	256,235	177,509	1.444



Neighborhoods Used: BZ+40 - BENZIE COUNTY 40 ACRE PLUS, BZ5+A - BENZIE COUNTY 5 TO 39 ACRE

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	709,024	484,183	553,766	539,627	0	0
1 3/4 STORY	709,024	484,183	553,766	539,627	0	0
2 STORY	709,024	484,183	553,766	539,627	0	0
BI-LEVEL	709,024	484,183	553,766	539,627	0	0
DOUBLE WIDE	709,024	484,183	553,766	539,627	0	0
LOG HOME	709,024	484,183	553,766	539,627	0	0
MODULAR	709,024	484,183	553,766	539,627	0	0
OTHER	709,024	484,183	553,766	539,627	0	0
QUAD PLEX	709,024	484,183	553,766	539,627	0	0
QUAD-LEVEL	709,024	484,183	553,766	539,627	0	0
RANCH	709,024	484,183	553,766	539,627	0	0
SINGLE WIDE	709,024	484,183	553,766	539,627	0	0
TRI-LEVEL	709,024	484,183	553,766	539,627	0	0

Total Single Family Costs by Manual : 2,286,600
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 23,414
Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	968,736	594,038	732,723	779,274	0	0
1 3/4 STORY	968,736	594,038	732,723	779,274	0	0
2 STORY	968,736	594,038	732,723	779,274	0	0
BI-LEVEL	968,736	594,038	732,723	779,274	0	0
DOUBLE WIDE	968,736	594,038	732,723	779,274	0	0
LOG HOME	968,736	594,038	732,723	779,274	0	0
MODULAR	968,736	594,038	732,723	779,274	0	0
OTHER	968,736	594,038	732,723	779,274	0	0
QUAD PLEX	968,736	594,038	732,723	779,274	0	0
QUAD-LEVEL	968,736	594,038	732,723	779,274	0	0
RANCH	968,736	594,038	732,723	779,274	0	0
SINGLE WIDE	968,736	594,038	732,723	779,274	0	0
TRI-LEVEL	968,736	594,038	732,723	779,274	0	0

Total Single Family Sale Residual Values : 3,074,771
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 35,991
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	8	13.17	16.55	1.010
After Application of E.C.F.s				
		12.51	15.32	1.005

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)
1 3/4 STORY	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)
2 STORY	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)
BI-LEVEL	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)
DOUBLE WIDE	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)
LOG HOME	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)
MODULAR	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)
OTHER	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)
QUAD PLEX	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)
QUAD-LEVEL	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)
RANCH	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)
SINGLE WIDE	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)
TRI-LEVEL	1.366 (2)	1.227 (2)	1.323 (2)	1.444 (2)	1.000 (0)	1.000 (0)

Single Family E.C.F. : 1.345 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.537 (3)
Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: BZ+40 - BENZIE COUNTY 40 ACRE PLUS, BZ5+A - BENZIE COUNTY 5 TO 39 ACRE

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style:

Analyze by %Good: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): BZ+40 - BENZIE COUNTY 40 ACRE PLUS, BZ5+A - BENZIE COUNTY 5 TO 39 ACRE

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: BC-5A - BENZIE COUNTY LESS THAN 5 ACRES

5626 MAPLE CITY HWY
Parcel Number 01-029-004-20
Occupancy Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
01/15/2024	BC-5A 401	271,017	45,397
%Good 83	ResidualValue 225,620	CostByManual 142,283	E.C.F. 1.586



7817 NEEDMORE DR
Parcel Number 01-017-001-50
Occupancy Single Family
Style OTHER

** Valid Sale	** Class	AdjSalePrice	LandValue
12/08/2023	BC-5A 401	265,000	45,277
%Good 91	ResidualValue 219,723	CostByManual 151,247	E.C.F. 1.453



6812 WALDEN WOODS
Parcel Number 01-024-004-30
Occupancy Single Family
Style OTHER

** Valid Sale	** Class	AdjSalePrice	LandValue
11/20/2023	BC-5A 401	639,000	79,018
%Good 92	ResidualValue 559,982	CostByManual 468,288	E.C.F. 1.196



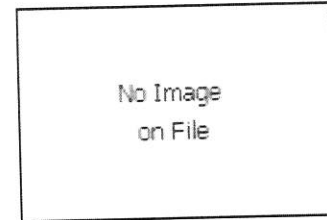
19884 ARTHURS WAY
Parcel Number 01-011-001-31
Occupancy Single Family
Style OTHER

** Valid Sale	** Class	AdjSalePrice	LandValue
09/14/2023	BC-5A 401	650,000	77,163
%Good 95	ResidualValue 572,837	CostByManual 317,077	E.C.F. 1.807



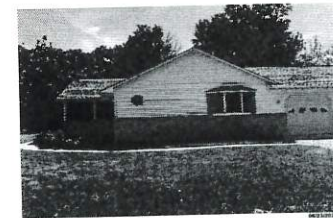
LE WHITE DR
Parcel Number 01-022-015-00
Occupancy Mobile Home
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/07/2023	BC-5A 401	79,000	51,067
%Good 35	ResidualValue 27,933	CostByManual 28,998	E.C.F. 0.963



20403 MAPLE ST
Parcel Number 01-024-012-00
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/01/2023	BC-5A 401	455,000	116,951
%Good 78	ResidualValue 338,049	CostByManual 276,283	E.C.F. 1.224



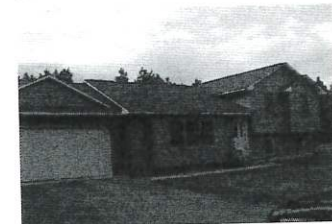
7038 SUGAR PINE LANE
Parcel Number 01-016-012-10
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
07/17/2023	BC-5A 401	480,000	83,082
%Good 99	ResidualValue 396,918	CostByManual 331,517	E.C.F. 1.197



8850 NORTH REYNOLDS RD
Parcel Number 01-465-002-00
Occupancy Family
Style TRI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
04/27/2023	BC-5A 401	313,000	57,499
%Good 81	ResidualValue 255,501	CostByManual 207,003	E.C.F. 1.234



Neighborhoods Used: BC-5A - BENZIE COUNTY LESS THAN 5 ACRES

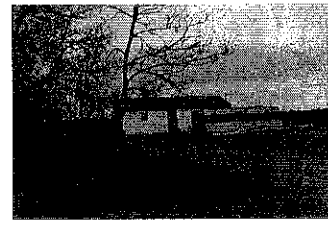
19405 DAVIS LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-002-003-32 04/25/2023 BC-5A 401 240,000 68,672
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Family RANCH 78 171,328 154,657 1.108



9392 LAKE ANN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-002-018-41 03/09/2023 BC-5A 401 270,000 59,767
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 210,233 149,642 1.405



5625 PRATT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-029-004-01 03/03/2023 BC-5A 401 200,000 63,850
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 72 136,150 99,943 1.362



9090 HELEN WHITE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-003-020-42 02/20/2023 BC-5A 401 328,000 63,931
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 81 264,069 192,432 1.372



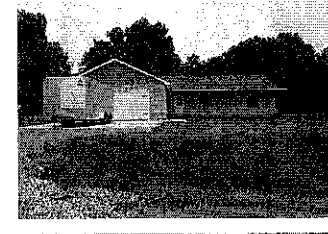
LAKE ANN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-014-003-11 11/29/2022 BC-5A 401 390,000 69,067
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 66 320,933 195,608 1.641



6911 OLE WHITE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-022-014-00 11/23/2022 BC-5A 401 245,000 53,561
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MODULAR 63 191,439 162,543 1.178



19212 PARADISE RIDGE TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-002-005-13 11/02/2022 BC-5A 401 425,000 64,819
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 360,181 324,763 1.109



18230 FOWLER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-010-023-20 08/03/2022 BC-5A 401 390,000 76,147
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Family MODULAR 82 289,898 246,530 1.176
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 23955 20372 1.176



Neighborhoods Used: BC-5A - BENZIE COUNTY LESS THAN 5 ACRES

7222 MAPLE CITY HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-017-017-30	06/02/2022 BC-5A	401	335,000	68,625
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Family	RANCH	79	266,375	182,646
				1.458



8930 LAKE ANN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-011-001-20	04/15/2022 BC-5A	401	231,000	70,541
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67	160,459	123,407
				1.300



Neighborhoods Used: BC-5A - BENZIE COUNTY LESS THAN 5 ACRES

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/2 STORY, 1 3/4 STORY, 2 STORY, BI-LEVEL, DOUBLE WIDE, LOG HOME, MODULAR, OTHER, QUAD PLEX, QUAD-LEVEL, RANCH, SINGLE WIDE, TRI-LEVEL.

Total Single Family Costs by Manual : 3,725,870
Total Mobile Home Costs by Manual : 28,998
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 20,372
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/2 STORY, 1 3/4 STORY, 2 STORY, BI-LEVEL, DOUBLE WIDE, LOG HOME, MODULAR, OTHER, QUAD PLEX, QUAD-LEVEL, RANCH, SINGLE WIDE, TRI-LEVEL.

Total Single Family Sale Residual Values : 4,939,695
Total Mobile Home Sale Residual Values : 27,933
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 23,955
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 18, 4, 8.99, 12.26, 1.018.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/2 STORY, 1 3/4 STORY, 2 STORY, BI-LEVEL, DOUBLE WIDE, LOG HOME, MODULAR, OTHER, QUAD PLEX, QUAD-LEVEL, RANCH, SINGLE WIDE, TRI-LEVEL.

Single Family E.C.F. : 1.326 (17)
Mobile Home E.C.F. : 0.963 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.176 (1)
Commercial E.C.F. : 1.000 (0)

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Neighborhoods Used: BC-5A - BENZIE COUNTY LESS THAN 5 ACRES

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style:

Analyze by %Good: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): BC-5A - BENZIE COUNTY LESS THAN 5 ACRES

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: SHORT - SHORTER LAKE SITE CONDO, PINE - PINE WOODS CONDO, WIND - WINDTREE OAKS

6805 WINDTREE LN
 Parcel Number 01-460-065-00
 Occupancy Single Family
 Style TRI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
03/15/2024 WIND	401	407,500	97,308
%Good 79	ResidualValue 310,192	CostByManual 207,994	E.C.F. 1.491



6691 LAKE ANN RD
 Parcel Number 01-460-011-00
 Occupancy Single Family
 Style 1 1/2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
10/03/2023 WIND	401	270,000	95,320
%Good 78	ResidualValue 174,680	CostByManual 202,447	E.C.F. 0.863



6786 WINDTREE LN
 Parcel Number 01-460-045-00
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
05/04/2023 WIND	401	390,000	98,969
%Good 76	ResidualValue 291,031	CostByManual 244,525	E.C.F. 1.190



6705 WINDWOOD DR
 Parcel Number 01-460-034-00
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
03/31/2023 WIND	401	400,000	107,922
%Good 81	ResidualValue 292,078	CostByManual 221,466	E.C.F. 1.319



6601 LAKE ANN RD
 Parcel Number 01-460-014-00
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
10/07/2022 WIND	401	265,000	100,398
%Good 81	ResidualValue 164,602	CostByManual 183,239	E.C.F. 0.898



9238 EVERGREEN DR
 Parcel Number 01-400-041-00
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/21/2022 SHORT	401	360,000	82,211
%Good 86	ResidualValue 277,789	CostByManual 306,463	E.C.F. 0.906



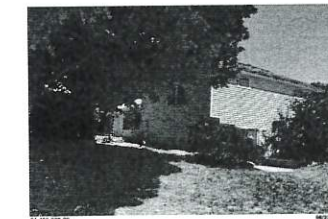
6575 WINDTREE LN
 Parcel Number 01-460-023-00
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
08/04/2022 WIND	401	400,000	117,994
%Good 79	ResidualValue 282,006	CostByManual 274,569	E.C.F. 1.027



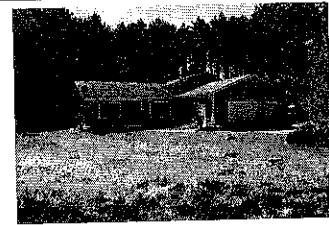
6664 WINDTREE LN
 Parcel Number 01-460-039-00
 Occupancy Single Family
 Style TRI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
07/29/2022 WIND	401	399,900	99,364
%Good 79	ResidualValue 300,536	CostByManual 235,499	E.C.F. 1.276

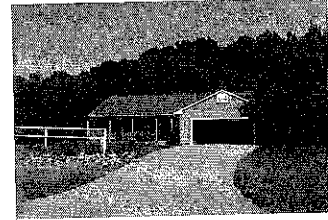


Neighborhoods Used: SHORT - SHORTER LAKE SITE CONDO, PINE - PINE WOODS CONDO, WIND - WINDTREE OAKS

19643 PINE WOODS DR	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	06/08/2022	PINE	365,000	98,320
01-420-023-00	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	82	266,680	232,510	1.147
Style				
Family				
RANCH				



6695 WINDTREE LN	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	04/22/2022	WIND	400,000	91,683
01-460-072-00	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	76	308,317	218,429	1.412
Style				
Single Family				
RANCH				



Neighborhoods Used: SHORT - SHORTER LAKE SITE CONDO, PINE - PINE WOODS CONDO, WIND - WINDTREE OAKS

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

Table with 7 columns (Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50) and rows for various house styles like 1 1/2 STORY, 2 STORY, BI-LEVEL, etc.

Total Single Family Costs by Manual : 2,327,140
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

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

Table with 7 columns (Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50) and rows for various house styles like 1 1/2 STORY, 1 3/4 STORY, 2 STORY, etc.

Total Single Family Sale Residual Values : 2,667,911
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

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

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 10, 0, 11.86, 13.54, 1.015.

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

Table with 7 columns (Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50) and rows for various house styles like 1 1/2 STORY, 1 3/4 STORY, 2 STORY, etc.

Single Family E.C.F. : 1.146 (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)

Neighborhoods Used: SHORT - SHORTER LAKE SITE CONDO, PINE - PINE WOODS CONDO, WIND - WINDTREE OAKS

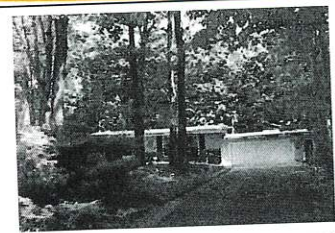
<<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>>>>>

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): SHORT - SHORTER LAKE SITE CONDO, PINE - PINE WOODS CONDO, WIND - WINDTREE OAKS

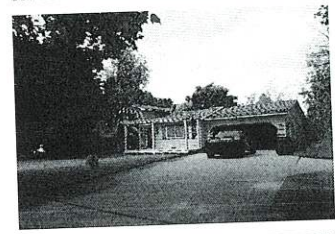
Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10 Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: SAM#1 - SAMARA WOODS #1 & #2 NOT WATER PLATTED, TWIN - TWIN MAPLES NOT WATER PLATTED

20030 SAMARA TRL
Parcel Number 01-160-028-00
Occupancy Single Family
Style RANCH
 ** Valid Sale 02/21/2023 SAM#1
 ** Class 401
 AdjSalePrice 295,000
 LandValue 86,502
 %Good 48
 ResidualValue 208,498
 CostByManual 138,398
 E.C.F. 1.507



8920 RED PINE DR
Parcel Number 01-160-046-00
Occupancy Single Family
Style TRI-LEVEL
 ** Valid Sale 10/21/2022 SAM#1
 ** Class 401
 AdjSalePrice 285,000
 LandValue 60,957
 %Good 71
 ResidualValue 224,043
 CostByManual 149,604
 E.C.F. 1.498



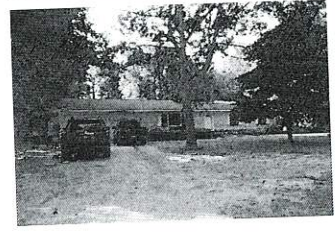
8969 LAKE ANN RD
Parcel Number 01-160-037-00
Occupancy Single Family
Style 1 1/2 STORY
 ** Valid Sale 07/21/2022 SAM#1
 ** Class 401
 AdjSalePrice 320,000
 LandValue 75,275
 %Good 70
 ResidualValue 244,725
 CostByManual 190,079
 E.C.F. 1.287



8861 LAKE ANN RD
Parcel Number 01-160-032-00
Occupancy Single Family
Style BI-LEVEL
 ** Valid Sale 05/16/2022 SAM#1
 ** Class 401
 AdjSalePrice 268,900
 LandValue 57,888
 %Good 73
 ResidualValue 211,012
 CostByManual 167,217
 E.C.F. 1.262



2 CEDAR RUN RD
Parcel Number 01-160-039-00
Occupancy Single Family
Style RANCH
 ** Valid Sale 04/07/2022 SAM#1
 ** Class 401
 AdjSalePrice 350,000
 LandValue 68,142
 %Good 70
 ResidualValue 281,858
 CostByManual 190,958
 E.C.F. 1.476



Neighborhoods Used: SAM#1 - SAMARA WOODS #1 & #2 NOT WATER PLATTED, TWIN - TWIN MAPLES NOT WATER PLATTED

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

```
<<<<<<<<<<<
* Style *          91..100    81..90    71..80    61..70    51..60    0..50
1 1/2 STORY        0          0      316,821  381,037          0    138,398
1 3/4 STORY        0          0      316,821  381,037          0    138,398
2 STORY            0          0      316,821  381,037          0    138,398
BI-LEVEL          0          0      316,821  381,037          0    138,398
DOUBLE WIDE       0          0      316,821  381,037          0    138,398
LOG HOME          0          0      316,821  381,037          0    138,398
MODULAR           0          0      316,821  381,037          0    138,398
OTHER             0          0      316,821  381,037          0    138,398
QUAD PLEX         0          0      316,821  381,037          0    138,398
QUAD-LEVEL        0          0      316,821  381,037          0    138,398
RANCH             0          0      316,821  381,037          0    138,398
SINGLE WIDE        0          0      316,821  381,037          0    138,398
TRI-LEVEL         0          0      316,821  381,037          0    138,398
```

Total Single Family Costs by Manual : 836,256
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

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

```
<<<<<<<<<<<
* Style *          91..100    81..90    71..80    61..70    51..60    0..50
1 1/2 STORY        0          0    435,055  526,583          0    208,498
1 3/4 STORY        0          0    435,055  526,583          0    208,498
2 STORY            0          0    435,055  526,583          0    208,498
BI-LEVEL          0          0    435,055  526,583          0    208,498
DOUBLE WIDE       0          0    435,055  526,583          0    208,498
LOG HOME          0          0    435,055  526,583          0    208,498
MODULAR           0          0    435,055  526,583          0    208,498
OTHER             0          0    435,055  526,583          0    208,498
QUAD PLEX         0          0    435,055  526,583          0    208,498
QUAD-LEVEL        0          0    435,055  526,583          0    208,498
RANCH             0          0    435,055  526,583          0    208,498
SINGLE WIDE        0          0    435,055  526,583          0    208,498
TRI-LEVEL         0          0    435,055  526,583          0    208,498
```

Total Single Family Sale Residual Values : 1,170,136
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

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

```
<<<<<<<<<<<
# Valid # Invalid Coefficient of Coefficient of Price Related
Sales Sales Dispersion (%) Variation (%) Differential
5 0 4.91 6.03 1.002
After Application of E.C.F.s 4.84 5.44 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        1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
1 3/4 STORY        1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
2 STORY            1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
BI-LEVEL          1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
DOUBLE WIDE       1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
LOG HOME          1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
MODULAR           1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
OTHER             1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
QUAD PLEX         1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
QUAD-LEVEL        1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
RANCH             1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
SINGLE WIDE        1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
TRI-LEVEL         1.000( 0)  1.000( 0)  1.373( 2)  1.382( 2)  1.000( 0)  1.507( 1)
```

Single Family E.C.F. : 1.399 (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)

Neighborhoods Used: SAM#1 - SAMARA WOODS #1 & #2 NOT WATER PLATTED, TWIN - TWIN MAPLES NOT WATER PLATTED

Settings for this Analysis

>>>>>>>>>>>>>>

<<<<<<<<<<<<<<<<<

Starting Date: 04/01/2022
 Ending Date: 03/31/2024
 Terms Selected: All
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals: X
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): SAM#1 - SAMARA WOODS #1 & #2 NOT WATER PLATTED, TWIN - TWIN MAPLES NOT WATER PLATTED

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

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Neighborhoods Used: **SUNNY - SUNNYDALE PLAT NOT WATER**

6331 SUNSET DR	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	08/23/2023	SUNNY 401	275,000	54,828
01-170-034-00			CostByManual	E.C.F.
Occupancy	Style	%Good	ResidualValue	
Single Family	BI-LEVEL	74	220,172	168,013
				1.310



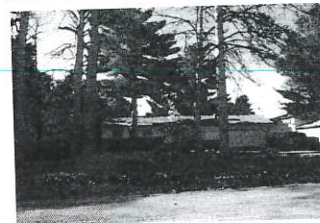
6240 NORTH REYNOLDS RD	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	08/17/2023	SUNNY 401	305,000	62,264
01-170-016-00			CostByManual	E.C.F.
Occupancy	Style	%Good	ResidualValue	
Single Family	RANCH	59	242,736	166,457
				1.458



6299 SUNSET DR	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	11/04/2022	SUNNY 401	210,000	55,813
01-170-031-00			CostByManual	E.C.F.
Occupancy	Style	%Good	ResidualValue	
Single Family	RANCH	75	154,187	112,901
				1.366



6132 NORTH REYNOLDS RD	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	04/29/2022	SUNNY 401	305,000	50,697
01-170-071-51			CostByManual	E.C.F.
Occupancy	Style	%Good	ResidualValue	
Single Family	RANCH	63	254,303	147,776
				1.721



Neighborhoods Used: SUNNY - SUNNYDALE PLAT NOT WATER

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	280,914	147,776	166,457	0
1 1/2 STORY	0	0	280,914	147,776	166,457	0
2 STORY	0	0	280,914	147,776	166,457	0
BI-LEVEL	0	0	280,914	147,776	166,457	0
DOUBLE WIDE	0	0	280,914	147,776	166,457	0
LOG HOME	0	0	280,914	147,776	166,457	0
MODULAR	0	0	280,914	147,776	166,457	0
OTHER	0	0	280,914	147,776	166,457	0
QUAD PLEX	0	0	280,914	147,776	166,457	0
QUAD-LEVEL	0	0	280,914	147,776	166,457	0
RANCH	0	0	280,914	147,776	166,457	0
SINGLE WIDE	0	0	280,914	147,776	166,457	0
TRI-LEVEL	0	0	280,914	147,776	166,457	0

Total Single Family Costs by Manual : 595,146
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0	0	374,359	254,303	242,736	0
1 3/4 STORY	0	0	374,359	254,303	242,736	0
2 STORY	0	0	374,359	254,303	242,736	0
BI-LEVEL	0	0	374,359	254,303	242,736	0
DOUBLE WIDE	0	0	374,359	254,303	242,736	0
LOG HOME	0	0	374,359	254,303	242,736	0
MODULAR	0	0	374,359	254,303	242,736	0
OTHER	0	0	374,359	254,303	242,736	0
QUAD PLEX	0	0	374,359	254,303	242,736	0
QUAD-LEVEL	0	0	374,359	254,303	242,736	0
RANCH	0	0	374,359	254,303	242,736	0
SINGLE WIDE	0	0	374,359	254,303	242,736	0
TRI-LEVEL	0	0	374,359	254,303	242,736	0

Total Single Family Sale Residual Values : 871,398
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	6.63	10.74	1.008
After Application of E.C.F.s				
		0.78	1.12	0.999

<<<<<< 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)	1.333(2)	1.721(1)	1.458(1)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.333(2)	1.721(1)	1.458(1)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.333(2)	1.721(1)	1.458(1)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.333(2)	1.721(1)	1.458(1)	1.000(0)
DOUBLE WIDE	1.000(0)	1.000(0)	1.333(2)	1.721(1)	1.458(1)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.333(2)	1.721(1)	1.458(1)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.333(2)	1.721(1)	1.458(1)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.333(2)	1.721(1)	1.458(1)	1.000(0)
QUAD PLEX	1.000(0)	1.000(0)	1.333(2)	1.721(1)	1.458(1)	1.000(0)
QUAD-LEVEL	1.000(0)	1.000(0)	1.333(2)	1.721(1)	1.458(1)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.333(2)	1.721(1)	1.458(1)	1.000(0)
SINGLE WIDE	1.000(0)	1.000(0)	1.333(2)	1.721(1)	1.458(1)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.333(2)	1.721(1)	1.458(1)	1.000(0)

Single Family E.C.F. : 1.464 (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)

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Neighborhoods Used: LAVIL - LAKE ANN VILLAGE NOT WATER

6632 FRONT STREET	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	07/12/2023	LAVIL 401	300,000	38,928
01-508-001-00	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	98	261,072	164,162	1.590
Style	OTHER			
Single Family				



6522 LAKE ST	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	10/12/2022	LAVIL 401	345,165	54,926
01-504-012-00	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	45	290,239	152,955	1.898
Style				
Single Family	1 1/2 STORY			



6726 FRONT STREET	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	05/23/2022	LAVIL 401	350,000	38,804
01-508-008-00	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	94	311,196	257,118	1.210
Style				
Single Family	1 1/2 STORY			



Neighborhoods Used: LAVIL - LAKE ANN VILLAGE NOT WATER

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

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 1/2 STORY	421,280	0	0	0	0	152,955
1 3/4 STORY	421,280	0	0	0	0	152,955
2 STORY	421,280	0	0	0	0	152,955
BI-LEVEL	421,280	0	0	0	0	152,955
DOUBLE WIDE	421,280	0	0	0	0	152,955
LOG HOME	421,280	0	0	0	0	152,955
MODULAR	421,280	0	0	0	0	152,955
OTHER	421,280	0	0	0	0	152,955
QUAD PLEX	421,280	0	0	0	0	152,955
QUAD-LEVEL	421,280	0	0	0	0	152,955
RANCH	421,280	0	0	0	0	152,955
SINGLE WIDE	421,280	0	0	0	0	152,955
TRI-LEVEL	421,280	0	0	0	0	152,955

Total Single Family Costs by Manual : 574,236
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

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

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 1/2 STORY	572,268	0	0	0	0	290,239
1 3/4 STORY	572,268	0	0	0	0	290,239
2 STORY	572,268	0	0	0	0	290,239
BI-LEVEL	572,268	0	0	0	0	290,239
DOUBLE WIDE	572,268	0	0	0	0	290,239
LOG HOME	572,268	0	0	0	0	290,239
MODULAR	572,268	0	0	0	0	290,239
OTHER	572,268	0	0	0	0	290,239
QUAD PLEX	572,268	0	0	0	0	290,239
QUAD-LEVEL	572,268	0	0	0	0	290,239
RANCH	572,268	0	0	0	0	290,239
SINGLE WIDE	572,268	0	0	0	0	290,239
TRI-LEVEL	572,268	0	0	0	0	290,239

Total Single Family Sale Residual Values : 862,507
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	1	11.98	15.03	0.997
After Application of E.C.F.s		7.86	9.71	0.994

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

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 1/2 STORY	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)
1 3/4 STORY	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)
2 STORY	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)
BI-LEVEL	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)
DOUBLE WIDE	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)
LOG HOME	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)
MODULAR	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)
OTHER	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)
QUAD PLEX	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)
QUAD-LEVEL	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)
RANCH	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)
SINGLE WIDE	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)
TRI-LEVEL	1.358(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.898(1)

Single Family E.C.F. : 1.502 (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)

Neighborhoods Used: **WIND - WINDTREE OAKS**

6805 WINDTREE LN
Parcel Number 01-460-065-00
Occupancy Single Family
Style TRI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue	%Good	ResidualValue	CostByManual	E.C.F.
03/15/2024	WIND 401	407,500	97,308	79	310,192	207,994	1.491



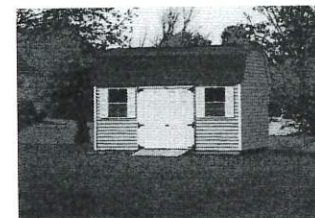
6691 LAKE ANN RD
Parcel Number 01-460-011-00
Occupancy Single Family
Style 1 1/2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue	%Good	ResidualValue	CostByManual	E.C.F.
10/03/2023	WIND 401	270,000	95,320	78	174,680	202,447	0.863



6786 WINDTREE LN
Parcel Number 01-460-045-00
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue	%Good	ResidualValue	CostByManual	E.C.F.
05/04/2023	WIND 401	390,000	98,969	76	291,031	244,525	1.190



6705 WINDWOOD DR
Parcel Number 01-460-034-00
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue	%Good	ResidualValue	CostByManual	E.C.F.
03/31/2023	WIND 401	400,000	107,922	81	292,078	221,466	1.319



6691 LAKE ANN RD
Parcel Number 01-460-014-00
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue	%Good	ResidualValue	CostByManual	E.C.F.
10/07/2022	WIND 401	265,000	100,398	81	164,602	183,239	0.898



6575 WINDTREE LN
Parcel Number 01-460-039-00
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue	%Good	ResidualValue	CostByManual	E.C.F.
08/04/2022	WIND 401	400,000	117,994	79	282,006	274,569	1.027



6664 WINDTREE LN
Parcel Number 01-460-039-00
Occupancy Single Family
Style TRI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue	%Good	ResidualValue	CostByManual	E.C.F.
07/29/2022	WIND 401	399,900	99,364	79	300,536	235,499	1.276



6695 WINDTREE LN
Parcel Number 01-460-072-00
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue	%Good	ResidualValue	CostByManual	E.C.F.
04/22/2022	WIND 401	400,000	91,683	76	308,317	218,429	1.412



09/17/2024
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Neighborhoods Used: WIND - WINDTREE OAKS

Settings for this Analysis

>>>>>>>>>>>>>>>>>>>>>>>>>

<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): WIND - WINDTREE OAKS

Max # of Res. Buildings: 10

Max # of Ag. Buildings: 30

Max # of C/I Buildings: 30

Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: WHITE - WHITE OAKS SITE CONDOMINIUM, HARDW - HARDWOOD ACRES # 1 + # 2

20662 RED OAK DR
Parcel Number 01-190-085-00
Occupancy Single Family
Style 2 STORY
E.C.F. 1.560

** Valid Sale	** Class	AdjSalePrice	LandValue
03/28/2024	HARDW 401	316,000	70,760
%Good	ResidualValue	CostByManual	E.C.F.
67	245,240	157,163	1.560



20931 MAPLE ST
Parcel Number 01-185-013-00
Occupancy Single Family
Style TRI-LEVEL
E.C.F. 1.703

** Valid Sale	** Class	AdjSalePrice	LandValue
03/25/2024	HARDW 401	318,900	53,974
%Good	ResidualValue	CostByManual	E.C.F.
67	264,926	155,581	1.703



6480 SUGAR MAPLE LN
Parcel Number 01-185-004-00
Occupancy Single Family
Style BI-LEVEL
E.C.F. 1.398

** Valid Sale	** Class	AdjSalePrice	LandValue
02/21/2023	HARDW 401	257,000	56,302
%Good	ResidualValue	CostByManual	E.C.F.
73	200,698	143,511	1.398



20814 RED OAK DR
Parcel Number 01-185-015-00
Occupancy Single Family
Style RANCH
E.C.F. 1.323

** Valid Sale	** Class	AdjSalePrice	LandValue
09/19/2023	HARDW 401	282,000	71,233
%Good	ResidualValue	CostByManual	E.C.F.
70	210,767	159,340	1.323



RED OAK DR
Parcel Number 01-185-006-00
Occupancy Single Family
Style BI-LEVEL
E.C.F. 1.397

** Valid Sale	** Class	AdjSalePrice	LandValue
08/25/2023	HARDW 401	215,000	66,865
%Good	ResidualValue	CostByManual	E.C.F.
63	148,135	106,057	1.397



20787 MAPLE ST
Parcel Number 01-185-002-00
Occupancy Single Family
Style RANCH
E.C.F. 1.447

** Valid Sale	** Class	AdjSalePrice	LandValue
07/21/2023	HARDW 401	275,000	60,009
%Good	ResidualValue	CostByManual	E.C.F.
66	214,991	148,534	1.447



6190 BELLOWS LAKE RD
Parcel Number 01-430-018-00
Occupancy Single Family
Style 2 STORY
E.C.F. 1.305

** Valid Sale	** Class	AdjSalePrice	LandValue
12/14/2022	WHITE 401	375,000	74,743
%Good	ResidualValue	CostByManual	E.C.F.
79	300,257	230,122	1.305



20746 RED OAK DR
Parcel Number 01-190-090-00
Occupancy Single Family
Style 1 1/2 STORY
E.C.F. 0.956

** Valid Sale	** Class	AdjSalePrice	LandValue
09/16/2022	HARDW 401	240,774	77,982
%Good	ResidualValue	CostByManual	E.C.F.
72	162,792	170,344	0.956



09/17/2024
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Neighborhoods Used: WHITE - WHITE OAKS SITE CONDOMINIUM, HARDW - HARDWOOD ACRES # 1 + # 2

6338 HARDWOOD DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01-190-108-00	07/08/2022	HARDW 401	291,500	53,489	
Agency	Style	%Good	ResidualValue	CostByManual	E.C.F.
Family	TRI-LEVEL	70	238,011	140,389	1.695



Neighborhoods Used: WHITE - WHITE OAKS SITE CONDOMINIUM, HARDW - HARDWOOD ACRES # 1 + # 2

Single Family Computed Costs by Manual >>>>>>>>>						
<<<<<<<<<<	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 1/2 STORY	0	0	543,977	867,064	0	0
1 3/4 STORY	0	0	543,977	867,064	0	0
2 STORY	0	0	543,977	867,064	0	0
BI-LEVEL	0	0	543,977	867,064	0	0
DOUBLE WIDE	0	0	543,977	867,064	0	0
LOG HOME	0	0	543,977	867,064	0	0
MODULAR	0	0	543,977	867,064	0	0
OTHER	0	0	543,977	867,064	0	0
QUAD PLEX	0	0	543,977	867,064	0	0
QUAD-LEVEL	0	0	543,977	867,064	0	0
RANCH	0	0	543,977	867,064	0	0
SINGLE WIDE	0	0	543,977	867,064	0	0
TRI-LEVEL	0	0	543,977	867,064	0	0

Total Single Family Costs by Manual : 1,411,041
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values >>>>>>>>>						
<<<<<<<<<<	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 1/2 STORY	0	0	663,747	1,322,070	0	0
1 3/4 STORY	0	0	663,747	1,322,070	0	0
2 STORY	0	0	663,747	1,322,070	0	0
BI-LEVEL	0	0	663,747	1,322,070	0	0
DOUBLE WIDE	0	0	663,747	1,322,070	0	0
LOG HOME	0	0	663,747	1,322,070	0	0
MODULAR	0	0	663,747	1,322,070	0	0
OTHER	0	0	663,747	1,322,070	0	0
QUAD PLEX	0	0	663,747	1,322,070	0	0
QUAD-LEVEL	0	0	663,747	1,322,070	0	0
RANCH	0	0	663,747	1,322,070	0	0
SINGLE WIDE	0	0	663,747	1,322,070	0	0
TRI-LEVEL	0	0	663,747	1,322,070	0	0

Total Single Family Sale Residual Values : 1,985,817
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis >>>>>>>>>					
<<<<<<<<<<	# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
	9	0	9.50	13.38	1.008
After Application of E.C.F.s			8.22	9.72	1.008

Economic Condition Factor Estimates (# of data points) >>>>>						
<<<<<<	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 1/2 STORY	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)
DOUBLE WIDE	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)
QUAD PLEX	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)
QUAD-LEVEL	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)
SINGLE WIDE	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.220(3)	1.525(6)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.407 (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)

Neighborhoods Used: MISTY - MISTWOOD GOLF COURSE/LINKS SEC 16, BEECH - BEECHRIDGE ESTATES

7743 SARA LN 12-D
Parcel Number 01-470-012-00
Occupancy Single Family
Style QUAD PLEX

** Valid Sale	** Class	AdjSalePrice	LandValue
02/09/2024 MISTY	407	238,000	22,500
%Good 80	ResidualValue 215,500	CostByManual 145,831	E.C.F. 1.478



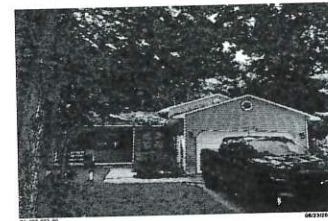
19199 RIDGE VIEW LN
Parcel Number 01-455-006-00
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
10/16/2023 BEECH	401	387,000	80,048
%Good 78	ResidualValue 306,952	CostByManual 209,329	E.C.F. 1.466



8417 BENT PINE DR
Parcel Number 01-455-072-00
Occupancy Single Family
Style TRI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
07/10/2023 BEECH	401	380,000	87,184
%Good 82	ResidualValue 292,816	CostByManual 210,891	E.C.F. 1.388



19174 BEECHRIDGE DR
Parcel Number 01-450-007-00
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
04/17/2023 BEECH	401	360,000	82,435
%Good 85	ResidualValue 277,565	CostByManual 212,067	E.C.F. 1.309



7743 SARA LN 2-B
Parcel Number 01-470-002-00
Occupancy Duplex
Style QUAD PLEX

** Valid Sale	** Class	AdjSalePrice	LandValue
08/25/2022 MISTY	407	225,000	22,500
%Good 80	ResidualValue 202,500	CostByManual 145,831	E.C.F. 1.389



8595 BENT PINE DR
Parcel Number 01-455-084-00
Occupancy Single Family
Style QUAD-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
07/28/2022 BEECH	401	375,000	85,498
%Good 84	ResidualValue 289,502	CostByManual 186,503	E.C.F. 1.552



8250 BENT PINE DR
Parcel Number 01-455-034-00
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
06/30/2022 BEECH	401	350,000	97,127
%Good 78	ResidualValue 252,873	CostByManual 185,882	E.C.F. 1.360



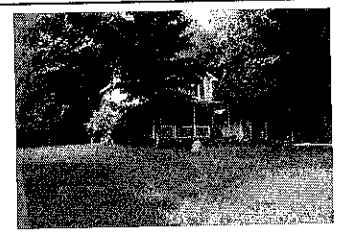
8640 BENT PINE DR
Parcel Number 01-455-049-00
Occupancy Family
Style BI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
06/24/2022 BEECH	401	349,900	86,427
%Good 98	ResidualValue 263,473	CostByManual 211,742	E.C.F. 1.244



Neighborhoods Used: MISTY - MISTWOOD GOLF COURSE/LINKS SEC 16, BEECH - BEECHRIDGE ESTATES

8400 EASY ST		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		06/17/2022	BEECH	401	400,000
01-455-026-00					77,878
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	79	322,122	229,718	1.402



19072 BEECHRIDGE DR		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		05/23/2022	BEECH	401	350,000
01-450-003-00					79,199
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83	270,801	216,777	1.249



Neighborhoods Used: MISTY - MISTWOOD GOLF COURSE/LINKS SEC 16, BEECH - BEECHRIDGE ESTATES

Table with columns: <<<<<<<<<<<<<<, Single Family Computed Costs by Manual, >>>>>>>>>>>>. Rows include Style, STORY, BI-LEVEL, etc. with values for 91..100, 81..90, 71..80, 61..70, 51..60, 0..50.

Total Single Family Costs by Manual : 1,662,910
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 291,663
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Table with columns: <<<<<<<<<<<<<<, Single Family Sale Residual Values, >>>>>>>>>>>>. Rows include Style, 1 1/2 STORY, 1 3/4 STORY, etc. with values for 91..100, 81..90, 71..80, 61..70, 51..60, 0..50.

Total Single Family Sale Residual Values : 2,276,104
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 418,000
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Table with columns: <<<<<<<<<<<<<<, Statistics for this Analysis, >>>>>>>>>>>>. Columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential.

Table with columns: <<<<<<<<<<<<<<, Economic Condition Factor Estimates (# of data points), >>>>>>>>>>>>. Rows include Style, 1 1/2 STORY, 1 3/4 STORY, etc. with values for 91..100, 81..90, 71..80, 61..70, 51..60, 0..50.

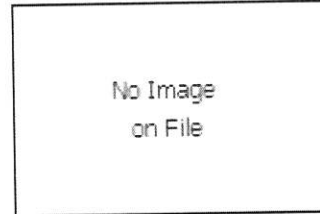
Single Family E.C.F. : 1.369 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.433 (2)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: **PLATS - NOT WATER PLATTED LOTS**

18898 LAKEWOOD CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01-130-044-10		06/02/2023		PLATS 401	234,500	56,780
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Home		MODULAR	94	177,720	113,455	1.566



4777 MAPLEWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01-140-037-01		06/01/2023		PLATS 401	250,000	54,079
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		TRI-LEVEL	75	195,921	141,369	1.386



18830 LAKEWOOD CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01-130-063-00		04/28/2023		PLATS 401	310,000	58,753
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		BI-LEVEL	83	251,247	190,145	1.321



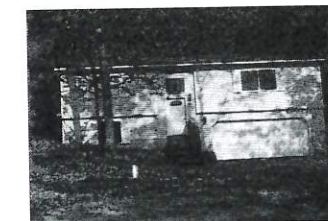
4765 MAPLEWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01-140-037-00		03/24/2023		PLATS 401	255,000	58,913
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		BI-LEVEL	74	196,087	183,069	1.071



OAK HOLLOW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01-140-056-00		02/06/2023		PLATS 401	255,000	61,517
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	86	193,483	176,608	1.096



18860 LAKEWOOD CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01-130-057-00		12/08/2022		PLATS 401	230,000	54,355
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		BI-LEVEL	76	175,645	145,620	1.206



16667 CLAWSON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01-120-001-00		11/01/2022		PLATS 401	210,000	81,931
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	63	128,069	83,479	1.534



18884 LAKEWOOD CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01-130-047-00		05/20/2022		PLATS 401	350,000	56,722
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		BI-LEVEL	73	293,278	212,356	1.381



Neighborhoods Used: PLATS - NOT WATER PLATTED LOTS

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	366,753	682,414	83,479	0	0
1 1/2 STORY	0	366,753	682,414	83,479	0	0
2 STORY	0	366,753	682,414	83,479	0	0
BI-LEVEL	0	366,753	682,414	83,479	0	0
DOUBLE WIDE	0	366,753	682,414	83,479	0	0
LOG HOME	0	366,753	682,414	83,479	0	0
MODULAR	0	366,753	682,414	83,479	0	0
OTHER	0	366,753	682,414	83,479	0	0
QUAD PLEX	0	366,753	682,414	83,479	0	0
QUAD-LEVEL	0	366,753	682,414	83,479	0	0
RANCH	0	366,753	682,414	83,479	0	0
SINGLE WIDE	0	366,753	682,414	83,479	0	0
TRI-LEVEL	0	366,753	682,414	83,479	0	0

Total Single Family Costs by Manual : 1,132,646
 Total Mobile Home Costs by Manual : 113,455
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0	444,730	860,931	128,069	0	0
1 3/4 STORY	0	444,730	860,931	128,069	0	0
2 STORY	0	444,730	860,931	128,069	0	0
BI-LEVEL	0	444,730	860,931	128,069	0	0
DOUBLE WIDE	0	444,730	860,931	128,069	0	0
LOG HOME	0	444,730	860,931	128,069	0	0
MODULAR	0	444,730	860,931	128,069	0	0
OTHER	0	444,730	860,931	128,069	0	0
QUAD PLEX	0	444,730	860,931	128,069	0	0
QUAD-LEVEL	0	444,730	860,931	128,069	0	0
RANCH	0	444,730	860,931	128,069	0	0
SINGLE WIDE	0	444,730	860,931	128,069	0	0
TRI-LEVEL	0	444,730	860,931	128,069	0	0

Total Single Family Sale Residual Values : 1,433,730
 Total Mobile Home Sale Residual Values : 177,720
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	2	7.64	9.62	1.002
After Application of E.C.F.s		5.78	7.13	1.005

<<<<<< 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)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)
DOUBLE WIDE	1.000(0)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)
QUAD PLEX	1.000(0)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)
QUAD-LEVEL	1.000(0)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)
SINGLE WIDE	1.000(0)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.213(2)	1.262(4)	1.534(1)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.266 (7)
 Mobile Home E.C.F. : 1.566 (1)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: PLATS - NOT WATER PLATTED LOTS

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style:

Analyze by %Good: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): PLATS - NOT WATER PLATTED LOTS

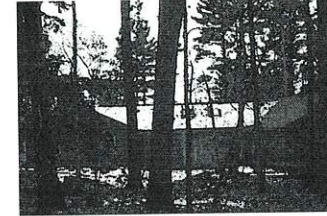
Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: PEARL - PEARL LAKE FRONTAGE, WILTZ - WILTZ LAKE AT PEARL LAKE ESTATES

16212 WAGNER RD		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		01/05/2024	PEARL 401	620,000	210,820
01-005-002-20		%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	Style	91	409,180	307,188	1.332
Single Family	RANCH				



16259 WAGNER RD		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		10/03/2022	PEARL 401	500,000	175,781
01-005-002-18		%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	Style	78	324,219	229,515	1.413
Single Family	RANCH				



04/17/2024
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Neighborhoods Used: PEARL - PEARL LAKE FRONTAGE, WILTZ - WILTZ LAKE AT PEARL LAKE ESTATES

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style:

Analyze by %Good: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): PEARL - PEARL LAKE FRONTAGE, WILTZ - WILTZ LAKE AT PEARL LAKE ESTATES

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

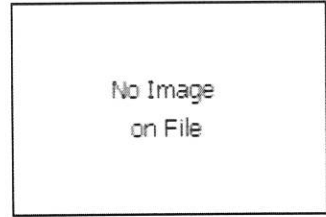
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: RIVCR - RIVER & CREEK FRONTAGE, SMALL - SMALL LAKES NOT PEARL / ANN

18833 LAKEWOOD CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-130-023-00 04/28/2023 SMALL 401 180,000 53,698
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home RANCH 47 126,302 71,878 1.757



19054 BIRCH VIEW TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-080-027-00 09/14/2022 RIVCR 401 150,000 67,062
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home RANCH 47 82,938 55,706 1.489



4081 JERI RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-050-021-00 08/31/2022 SMALL 401 414,900 75,280
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 69 339,620 209,481 1.621



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Neighborhoods Used: RIVCR - RIVER & CREEK FRONTAGE, SMALL - SMALL LAKES NOT PEARL / ANN

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 2 STORY, BI-LEVEL, DOUBLE WIDE, LOG HOME, MODULAR, OTHER, QUAD PLEX, QUAD-LEVEL, RANCH, SINGLE WIDE, TRI-LEVEL.

Total Single Family Costs by Manual : 209,481
Total Mobile Home Costs by Manual : 127,584
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/2 STORY, 1 3/4 STORY, 2 STORY, BI-LEVEL, DOUBLE WIDE, LOG HOME, MODULAR, OTHER, QUAD PLEX, QUAD-LEVEL, RANCH, SINGLE WIDE, TRI-LEVEL.

Total Single Family Sale Residual Values : 339,620
Total Mobile Home Sale Residual Values : 209,240
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 3, 3, 6.31, 9.54, 1.026. After Application of E.C.F.s: 3.43, 4.21, 1.003.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/2 STORY, 1 3/4 STORY, 2 STORY, BI-LEVEL, DOUBLE WIDE, LOG HOME, MODULAR, OTHER, QUAD PLEX, QUAD-LEVEL, RANCH, SINGLE WIDE, TRI-LEVEL.

Single Family E.C.F. : 1.621 (1)
Mobile Home E.C.F. : 1.640 (2)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: RIVCR - RIVER & CREEK FRONTAGE, SMALL - SMALL LAKES NOT PEARL / ANN

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style:

Analyze by %Good: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): RIVCR - RIVER & CREEK FRONTAGE, SMALL - SMALL LAKES NOT PEARL / ANN

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: LKANN - LAKE ANN FRONTAGE, PARAD - PARADISE HOLLOW RESORT PLAT

6326 LAKE ANN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-507-046-00 10/12/2023 LKANN 401 575,000 455,083
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 45 119,917 99,106 1.210



19399 MAPLE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-507-014-00 09/05/2023 LKANN 401 630,000 397,344
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 53 232,656 154,313 1.508



5392 BIRCH GLEN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-175-010-02 03/31/2023 LKANN 401 720,000 289,812
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 68 425,303 295,072 1.441
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4885 3389 1.441



18643 PARADISE HOLLOW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-195-001-05 01/31/2023 PARAD 401 165,000 95,272
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 53 69,728 43,998 1.585



1 SKUNK HOLLOW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-507-037-00 10/24/2022 LKANN 401 578,000 387,224
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 54 190,776 126,154 1.512



19128 BIRCH VIEW TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-080-007-00 08/10/2022 LKANN 401 410,000 207,470
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 58 202,530 161,222 1.256



6188 SHADY SHORES
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-505-007-00 04/28/2022 LKANN 401 697,000 357,848
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 339,152 202,113 1.678



Neighborhoods Used: LKANN - LAKE ANN FRONTAGE, PARAD - PARADISE HOLLOW RESORT PLAT

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0	0	0	497,185	485,687	99,106
1 3/4 STORY	0	0	0	497,185	485,687	99,106
2 STORY	0	0	0	497,185	485,687	99,106
BI-LEVEL	0	0	0	497,185	485,687	99,106
DOUBLE WIDE	0	0	0	497,185	485,687	99,106
LOG HOME	0	0	0	497,185	485,687	99,106
MODULAR	0	0	0	497,185	485,687	99,106
OTHER	0	0	0	497,185	485,687	99,106
QUAD PLEX	0	0	0	497,185	485,687	99,106
QUAD-LEVEL	0	0	0	497,185	485,687	99,106
RANCH	0	0	0	497,185	485,687	99,106
SINGLE WIDE	0	0	0	497,185	485,687	99,106
TRI-LEVEL	0	0	0	497,185	485,687	99,106
	0	0	0	497,185	485,687	99,106

Total Single Family Costs by Manual : 1,081,977
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 3,389
 Total Commercial Costs by Manual : 0

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0	0	0	764,455	695,690	119,917
1 3/4 STORY	0	0	0	764,455	695,690	119,917
2 STORY	0	0	0	764,455	695,690	119,917
BI-LEVEL	0	0	0	764,455	695,690	119,917
DOUBLE WIDE	0	0	0	764,455	695,690	119,917
LOG HOME	0	0	0	764,455	695,690	119,917
MODULAR	0	0	0	764,455	695,690	119,917
OTHER	0	0	0	764,455	695,690	119,917
QUAD PLEX	0	0	0	764,455	695,690	119,917
QUAD-LEVEL	0	0	0	764,455	695,690	119,917
RANCH	0	0	0	764,455	695,690	119,917
SINGLE WIDE	0	0	0	764,455	695,690	119,917
TRI-LEVEL	0	0	0	764,455	695,690	119,917
	0	0	0	764,455	695,690	119,917

Total Single Family Sale Residual Values : 1,580,062
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 4,885
 Total Commercial Sale Residual Values : 0

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	3	4.68	5.85	1.003
After Application of E.C.F.s		3.03	4.17	0.999

Style	91..100	81..90	71..80	61..70	51..60	0..50
* 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)	1.538(2)	1.432(4)	1.210(1)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)
DOUBLE WIDE	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)
QUAD PLEX	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)
QUAD-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)
SINGLE WIDE	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)
	1.000(0)	1.000(0)	1.000(0)	1.538(2)	1.432(4)	1.210(1)

Single Family E.C.F. : 1.460 (7)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.441 (1)
 Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: LKANN - LAKE ANN FRONTAGE, PARAD - PARADISE HOLLOW RESORT PLAT

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): LKANN - LAKE ANN FRONTAGE, PARAD - PARADISE HOLLOW RESORT PLAT

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