

Neighborhoods Used: 402 - 402 RES/HESSEL

271 S HESSEL POINT RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-690-025-00 07/30/2021 402 401 415,000 24,834
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 - 2+ STORY 89 390,166 383,354 1.018



2912 W HILLCREST LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-690-020-10 05/14/2021 402 401 134,500 51,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 83,500 124,219 0.672



3336 W M 134
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-725-004-00 04/12/2021 402 401 61,000 35,584
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home TRAILER 44 25,416 42,422 0.599



480 N 3 MILE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-427-003-00 01/28/2021 402 401 72,000 25,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 45 47,000 88,514 0.531



30 S PICKFORD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-570-035-00 01/12/2021 402 401 179,000 13,098
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 165,902 247,089 0.671



460 N 3 MILE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-427-004-10 12/10/2020 402 401 75,000 19,370
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MANUFACTURE 50 55,630 103,563 0.537



3325 W M 134
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-725-020-00 10/13/2020 402 401 87,000 11,602
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 75,398 76,628 0.984



295 S HESSEL POINT RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-690-026-10 07/30/2020 402 401 270,000 35,637
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 - 2+ STORY 79 234,363 262,061 0.894



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Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	2	15.28	18.06	1.084
After Application of E.C.F.s				
		7.63	12.02	1.002

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.693(4)	0.693(4)	0.693(4)	0.693(4)	0.693(4)	0.693(4)
1.25 - 1.75 S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 - 2+ STORY	0.968(2)	0.968(2)	0.968(2)	0.968(2)	0.968(2)	0.968(2)
A-FRAME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI & TRI -LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BOAT HOUSE	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)
CAPE COD	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)
GARAGE	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)
MANUFACTURE	0.537(1)	0.537(1)	0.537(1)	0.537(1)	0.537(1)	0.537(1)
TRAILER	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. : 0.818 (7)
 Mobile Home E.C.F. : 0.599 (1)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2020
 Ending Date: 03/31/2022
 Terms Selected: 1
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 402 - 402 RES/HESSEL

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