

Neighborhoods Used: 4730 - 4730 WOODLAND & PARK AVE WATER

2334 S WOODLAND RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
003-730-009-00		03/16/2022		4730	401	995,000 508,306
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78		486,694	276,278	1.762



1472 S PARK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
003-510-013-00		04/19/2021		4730	401	895,000 360,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	77		534,305	372,950	1.433



2183 S CROOKED TREE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
003-730-033-00		09/21/2020		4730	401	381,600 237,495
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	73		144,105	187,386	0.769



2140 S WOODLAND RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
003-730-017-00		02/01/2019		4730	401	497,200 392,735
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 - 1.75 S	65		104,465	269,864	0.387



2278 S WOODLAND RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
003-730-008-00		08/24/2018		4730	401	579,000 382,596
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	77		196,404	232,367	0.845



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<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	2	15.78	20.00	1.064
After Application of E.C.F.s		12.82	15.22	1.046

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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 STORY	1.360(2)	1.360(2)	1.360(2)	1.360(2)	1.360(2)	1.360(2)
1.25 - 1.75 S	0.387(1)	0.387(1)	0.387(1)	0.387(1)	0.387(1)	0.387(1)
2 - 2+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
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	1.207(2)	1.207(2)	1.207(2)	1.207(2)	1.207(2)	1.207(2)
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	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
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. : 1.095 (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)

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<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
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Starting Date: 04/01/2018

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): 4730 - 4730 WOODLAND & PARK AVE WATER

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