

Neighborhoods Used: 11051.11051 - BEECHER AREA PARCELS

5199 ALFRED ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-553-081 03/17/2023 11051 401 35,000 2,888
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 32,112 116,653 0.275

1240 E JULIAH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-551-036 11/14/2022 11051 401 33,000 1,324
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 41 31,676 41,735 0.759

1318 E REX AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-553-009 11/04/2022 11051 401 30,000 2,118
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 43 27,882 48,318 0.577

1067 E CHARLES AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-552-202 09/23/2022 11051 401 30,000 1,062
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 32 28,938 42,023 0.689

1099 TERRY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-18-551-205 09/20/2022 11051 401 25,000 1,547
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 38 23,453 66,435 0.353

1174 E YALE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-503-151 09/20/2022 11051 401 10,000 2,257
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 32 7,743 47,133 0.164

1187 DUNKIRK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-18-501-115 09/12/2022 11051 401 80,000 6,895
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 61 73,105 184,115 0.397

1328 E DOWNEY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-551-159 08/08/2022 11051 401 25,000 1,324
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 32 23,676 35,410 0.669

1098 MORRIS HILLS PKWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-18-551-101 06/29/2022 11051 401 5,000 1,985
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 32 3,015 21,543 0.140

1072 E YALE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-503-162 03/08/2022 11051 401 32,000 2,257
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 32 29,743 42,863 0.694

1316 E YALE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-503-138 02/14/2022 11051 401 16,000 2,257
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 34 13,743 40,365 0.340

1150 TERRY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-18-551-244 01/22/2022 11051 401 12,500 981
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 32 11,519 29,010 0.397

1067 E CHARLES AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-552-202 12/23/2021 11051 401 15,000 1,062
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 32 13,938 42,023 0.332

Neighborhoods Used: 11051.11051 - BEECHER AREA PARCELS

1099 TERRY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-18-551-205 12/15/2021 11051 401 20,671 1,547
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 38 19,124 66,435 0.288

1082 TEMPLE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-18-551-315 11/24/2021 11051 401 35,000 3,915
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 43 31,085 61,073 0.509

1162 TEMPLE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-18-551-046 10/27/2021 11051 401 6,000 1,961
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 37 4,039 39,450 0.102

5020 ALFRED ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-552-066 10/08/2021 11051 401 11,500 1,119
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 32 10,381 26,630 0.390

1190 DUNKIRK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-18-501-110 10/01/2021 11051 401 28,000 5,179
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 41 22,821 57,855 0.394

1144 E HARVARD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-503-020 09/15/2021 11051 401 9,000 2,257
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 49 6,743 36,375 0.185

1375 E HOLTSLANDER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-552-085 08/31/2021 11051 401 13,000 1,397
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 41 11,603 56,508 0.205

1278 E STANLEY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-18-200-002 08/25/2021 11051 401 107,000 24,050
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 65 82,950 137,990 0.601

1197 E JULIAH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-551-102 08/24/2021 11051 401 25,500 1,324
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 41 24,176 37,490 0.645

1331 E JULIAH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-551-090 08/18/2021 11051 401 26,500 3,772
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 45 22,728 45,473 0.500

1302 E DOWNEY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-551-154 06/25/2021 11051 401 30,000 1,324
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 45 28,676 61,003 0.470

1137 E COLDWATER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-18-552-045 06/23/2021 11051 401 21,500 2,569
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 45 18,931 97,665 0.194

1197 E JULIAH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-19-551-102 05/25/2021 11051 401 15,000 1,324
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 41 13,676 37,490 0.365

Neighborhoods Used: 11051.11051 - BEECHER AREA PARCELS

1331 E JULIAH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-19-551-090	05/25/2021 11051	401	15,000	3,772	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	45	11,228	45,473	0.247

1157 E KURTZ AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-19-501-215	05/24/2021 11051	401	40,000	3,072	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	46	36,928	87,345	0.423

1132 E CASS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-19-553-091	05/18/2021 11051	401	8,000	2,118	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STY	32	5,882	33,740	0.174

1057 DOWAGIAC AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-18-551-117	05/07/2021 11051	401	25,000	2,965	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	38	22,035	49,240	0.448

Neighborhoods Used: 11051.11051 - BEECHER AREA PARCELS

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 + STORY	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855
1 1/2 STY	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855
1 1/4 STORY	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855
1 3/4 STY	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855
1 STORY	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855
2 STORY	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855
BI-LEVEL	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855
CONDO	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855
MODULAR	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855
MULTI-FAMILY	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855
QUAD LVL	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855
RANCH	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855
TRI-LEVEL	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855	1,734,855

Total Single Family Costs by Manual : 1,734,855
 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 + STORY	693,549	693,549	693,549	693,549	693,549	693,549
1 1/2 STY	693,549	693,549	693,549	693,549	693,549	693,549
1 1/4 STORY	693,549	693,549	693,549	693,549	693,549	693,549
1 3/4 STY	693,549	693,549	693,549	693,549	693,549	693,549
1 STORY	693,549	693,549	693,549	693,549	693,549	693,549
2 STORY	693,549	693,549	693,549	693,549	693,549	693,549
BI-LEVEL	693,549	693,549	693,549	693,549	693,549	693,549
CONDO	693,549	693,549	693,549	693,549	693,549	693,549
MODULAR	693,549	693,549	693,549	693,549	693,549	693,549
MULTI-FAMILY	693,549	693,549	693,549	693,549	693,549	693,549
QUAD LVL	693,549	693,549	693,549	693,549	693,549	693,549
RANCH	693,549	693,549	693,549	693,549	693,549	693,549
TRI-LEVEL	693,549	693,549	693,549	693,549	693,549	693,549

Total Single Family Sale Residual Values : 693,549
 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
30	15	41.67	49.32	1.221
After Application of E.C.F.s		41.58	49.68	1.214

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 + STORY	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)
1 1/2 STY	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)
1 1/4 STORY	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)
1 3/4 STY	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)
1 STORY	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)
2 STORY	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)
BI-LEVEL	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)
CONDO	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)
MODULAR	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)
MULTI-FAMILY	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)
QUAD LVL	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)
RANCH	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)
TRI-LEVEL	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)	0.400(30)

Single Family E.C.F. : 0.400 (30)
 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: 11014.ABC

8355 BUTTERNUT CREEK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-02-200-023	05/06/2022 11014	401	320,000	50,110	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	264,388	300,092	0.881
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5502	6245	0.881		

3444 BLUE LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-34-526-084	01/07/2022 11014	401	270,000	23,587	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	239,801	388,254	0.618
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6612	10705	0.618		

Neighborhoods Used: COM/G.COMM GENERAL

5054 RICHFIELD RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-35-555-090	03/08/2023 COM/G	201	375,000	64,995	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	310005	341873	0.907		
4474 RICHFIELD RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-34-400-022	02/03/2023 COM/G	201	330,000	100,421	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	229579	257422	0.892		
4481 RICHFIELD RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-34-577-032	12/08/2022 COM/G	201	165,000	76,169	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	88831	229740	0.387		
5003 E CARPENTER RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-23-501-015	12/05/2022 COM/G	201	240,000	46,990	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	193010	198826	0.971		
7025 N DORT HWY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-08-551-022	08/18/2022 COM/G	201	87,500	45,703	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	41797	52509	0.796		
4430 E MT MORRIS RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-526-043	05/11/2022 COM/G	201	140,000	11,721	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	128279	185085	0.693		
7154 N DORT HWY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-08-551-034	03/09/2022 COM/G	201	425,000	62,729	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	362271	370231	0.978		
4011 RICHFIELD RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-34-551-015	12/01/2021 COM/G	201	100,000	45,324	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	54676	71641	0.763		
7017 N DORT HWY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-08-551-024	09/24/2021 COM/G	201	130,000	38,428	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	91572	111127	0.824		
5290 N GENESEE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-23-501-017	09/09/2021 COM/G	201	260,000	64,573	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	195427	259303	0.754		
7153 N DORT HWY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-08-551-009	06/09/2021 COM/G	201	110,000	43,594	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	66406	69872	0.950		

Neighborhoods Used: 23456.CONDOS

4472 LOIS LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-10-626-043 02/15/2023 23456 401 116,000 3,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 89 112,872 179,220 0.630

4447 LOIS LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-10-626-023 02/03/2023 23456 401 109,900 3,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 89 106,772 180,617 0.591

4449 LOIS LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-10-626-024 07/20/2022 23456 401 105,000 3,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 89 101,872 175,817 0.579

4463 LOIS LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-10-626-029 09/15/2021 23456 401 135,000 3,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 89 131,872 172,129 0.766

4469 LOIS LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-10-626-032 09/09/2021 23456 401 100,000 3,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 89 96,872 175,817 0.551

Neighborhoods Used: 23456.CONDOS

Style	91..100	81..90	71..80	61..70	51..60	0..50
1 + STORY	883,600	883,600	883,600	883,600	883,600	883,600
1 1/2 STY	883,600	883,600	883,600	883,600	883,600	883,600
1 1/4 STORY	883,600	883,600	883,600	883,600	883,600	883,600
1 3/4 STY	883,600	883,600	883,600	883,600	883,600	883,600
1 STORY	883,600	883,600	883,600	883,600	883,600	883,600
2 STORY	883,600	883,600	883,600	883,600	883,600	883,600
BI-LEVEL	883,600	883,600	883,600	883,600	883,600	883,600
CONDO	883,600	883,600	883,600	883,600	883,600	883,600
MODULAR	883,600	883,600	883,600	883,600	883,600	883,600
MULTI-FAMILY	883,600	883,600	883,600	883,600	883,600	883,600
QUAD LVL	883,600	883,600	883,600	883,600	883,600	883,600
RANCH	883,600	883,600	883,600	883,600	883,600	883,600
TRI-LEVEL	883,600	883,600	883,600	883,600	883,600	883,600

Total Single Family Costs by Manual : 883,600
 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

Style	91..100	81..90	71..80	61..70	51..60	0..50
1 + STORY	550,260	550,260	550,260	550,260	550,260	550,260
1 1/2 STY	550,260	550,260	550,260	550,260	550,260	550,260
1 1/4 STORY	550,260	550,260	550,260	550,260	550,260	550,260
1 3/4 STY	550,260	550,260	550,260	550,260	550,260	550,260
1 STORY	550,260	550,260	550,260	550,260	550,260	550,260
2 STORY	550,260	550,260	550,260	550,260	550,260	550,260
BI-LEVEL	550,260	550,260	550,260	550,260	550,260	550,260
CONDO	550,260	550,260	550,260	550,260	550,260	550,260
MODULAR	550,260	550,260	550,260	550,260	550,260	550,260
MULTI-FAMILY	550,260	550,260	550,260	550,260	550,260	550,260
QUAD LVL	550,260	550,260	550,260	550,260	550,260	550,260
RANCH	550,260	550,260	550,260	550,260	550,260	550,260
TRI-LEVEL	550,260	550,260	550,260	550,260	550,260	550,260

Total Single Family Sale Residual Values : 550,260
 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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	7.46	11.29	1.011
After Application of E.C.F.s		7.46	11.27	1.011

Style	91..100	81..90	71..80	61..70	51..60	0..50
1 + STORY	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)
1 1/2 STY	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)
1 1/4 STORY	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)
1 3/4 STY	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)
1 STORY	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)
2 STORY	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)
BI-LEVEL	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)
CONDO	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)
MODULAR	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)
MULTI-FAMILY	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)
QUAD LVL	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)
RANCH	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)
TRI-LEVEL	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)	0.623(5)

Single Family E.C.F. : 0.623 (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: 11015.KEARSLEY M

4023 HIDDEN VIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-651-003	02/03/2023 11015	401	239,900	6,330
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	99	233,570	244,380
				E.C.F.
				0.956

4155 N CENTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-28-526-124	08/31/2022 11015	401	180,000	35,096
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	74	127,260	130,045
				E.C.F.
				0.979
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	17644	18030	0.979	

4155 N CENTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-28-526-119	08/31/2022 11015	001	180,000	51,664
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	85	114,186	140,676
				E.C.F.
				0.812
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14150	17433	0.812	

7280 BRAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-09-100-043	02/17/2022 11015	401	165,900	25,488
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	71	140,412	181,181
				E.C.F.
				0.775

3484 E PIERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-33-502-048	01/11/2022 11015	401	120,000	13,861
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	69	106,139	141,988
				E.C.F.
				0.748

2453 E STANLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-08-577-021	11/24/2021 11015	401	172,400	31,160
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	76	141,240	167,816
				E.C.F.
				0.842

4380 CROSBY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-400-011	10/13/2021 11015	401	180,000	27,635
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	65	142,009	156,110
				E.C.F.
				0.910
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10356	11385	0.910	

5395 N GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-22-200-046	07/06/2021 11015	401	200,000	22,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	76	170,473	195,899
				E.C.F.
				0.870
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7527	8649	0.870	

6343 E POTTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-36-576-001	05/17/2021 11015	401	192,000	11,227
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	67	180,773	129,519
				E.C.F.
				1.396

Neighborhoods Used: TH.LEISURETON

8300 N GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-02-503-001	03/18/2022 TH	401	75,000	4,840	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	70,160	81,817	0.858

8317 CAMELOT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-02-503-017	02/25/2022 TH	401	62,500	4,840	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	57,660	70,951	0.813

8316 N GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-02-503-023	11/05/2021 TH	401	75,000	4,840	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	70,160	70,951	0.989

