

12:43 PM

DB: Genesee 2025

Neighborhoods Used: 11051.11051 - BEECHER AREA PARCELS

1325 E YALE AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 11-19-503-136 03/19/2024 11051 401 26,000 4,298  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 39 21,702 47,430 0.458

1387 E JULIAH AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 11-19-551-078 02/22/2024 11051 401 25,000 3,098  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 42 21,902 70,058 0.313

1071 CLOVIS AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 11-18-551-275 02/16/2024 11051 401 15,000 3,319  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 36 11,681 41,738 0.280

1180 DUNKIRK AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 11-18-501-106 02/01/2024 11051 401 25,500 4,693  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 32 20,807 35,205 0.591

1058 MORRIS HILLS PKWY  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 11-18-551-333 07/25/2023 11051 401 100,000 4,978  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 85 95,022 213,260 0.446

1244 E JULIAH AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 11-19-551-037 06/05/2023 11051 401 24,900 1,792  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 38 23,108 54,413 0.425

1240 E JULIAH AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 11-19-551-036 11/14/2022 11051 401 33,000 2,240  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 41 30,760 41,735 0.737

1318 E REX AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 11-19-553-009 11/04/2022 11051 401 30,000 3,585  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 43 26,415 48,318 0.547

1067 E CHARLES AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 11-19-552-202 09/23/2022 11051 401 30,000 1,797  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 32 28,203 42,023 0.671

1187 DUNKIRK AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 11-18-501-115 09/12/2022 11051 401 80,000 11,669  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 61 68,331 184,115 0.371

1328 E DOWNEY AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 11-19-551-159 08/08/2022 11051 401 25,000 2,240  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 32 22,760 35,410 0.643

Neighborhoods Used: 11051.11051 - BEECHER AREA PARCELS

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, 1 1/2 STY, 1 1/4 STORY, 1 3/4 STY, 1 STORY, 2 STORY, 4 UNIT, BI-LEVEL, CONDO, MANUFACTURED, MODULAR, MULTI-FAMILY, QUAD LVL, RANCH, TRI-LEVEL.

Total Single Family Costs by Manual : 813,703
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. Rows include 1 + STORY, 1 1/2 STY, 1 1/4 STORY, 1 3/4 STY, 1 STORY, 2 STORY, 4 UNIT, BI-LEVEL, CONDO, MANUFACTURED, MODULAR, MULTI-FAMILY, QUAD LVL, RANCH, TRI-LEVEL.

Total Single Family Sale Residual Values : 370,691
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 7 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential, Mean, Median. Values include 11, 11, 23.87, 27.37, 0.984, 0.498, 0.458.

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 + STORY, 1 1/2 STY, 1 1/4 STORY, 1 3/4 STY, 1 STORY, 2 STORY, 4 UNIT, BI-LEVEL, CONDO, MANUFACTURED, MODULAR, MULTI-FAMILY, QUAD LVL, RANCH, TRI-LEVEL.

Single Family E.C.F. : 0.456 (11)

