Neighborhoods Used: 11034.11034 - KEARSLEY PLATS, SEC 26 & 27

4315 TOMMY ARMOUR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-578-039	03/29/2024 11034	401	152,000	7,263

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	58	144,737	148,293	0.976

5030 BERNEDA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-554-030	03/22/2024 11034	401	143,000	14,678

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	128,322	117,962	1.088

4257 TOMMY ARMOUR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-578-032	03/08/2024 11034	401	151,449	7,648

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	143,801	148,125	0.971

4215 N GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-576-024	02/16/2024 11034	401	107,000	8,774

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	98,226	112,838	0.871

5029 ROSSWAY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-502-047	02/13/2024 11034	401	175,000	11,234

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	QUAD LVL	64	163,766	210,951	0.776

4357 TOMMY ARMOUR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-578-155	02/09/2024 11034	401	215,000	19,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	196,000	190,175	1.031

4266 N GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-501-009	10/25/2023 11034	401	150,000	11,817

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51	138,183	92,094	1.500

4320 ESTA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-578-025	10/11/2023 11034	401	239,000	7,486

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	58	231,514	279,291	0.829

5090 HILLCREST CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-553-007	09/07/2023 11034	401	150,000	12,621

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	127,388	121,392	1.049

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	9991	9521	1.049

5059 BERNEDA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-554-012	09/06/2023 11034	401	168,000	12,373

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	155,627	141,304	1.101

5199 NASH DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-552-005	08/04/2023 11034	401	159,900	11,278

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	148,622	89,981	1.652

4478 N HILLCREST CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-577-039	07/31/2023 11034	401	148,000	15,110

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	132,890	154,422	0.861

4396 N GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-501-001	07/10/2023 11034	401	240,000	17,583

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	53	201,543	220,391	0.914

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	20874	22826	0.914

Neighborhoods Used: 11034.11034 - KEARSLEY PLATS, SEC 26 & 27

4053 N GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-576-007	06/09/2023 11034	401	160,000	24,075

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	135,925	119,531	1.137

4353 N GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-200-027	06/09/2023 11034	401	135,900	17,863

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	118,037	98,290	1.201

4418 MURIEL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-527-015	05/08/2023 11034	401	92,000	13,425

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	78,575	76,121	1.032

4423 TOMMY ARMOUR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-578-050	04/03/2023 11034	401	180,000	11,310

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	56	168,690	128,381	1.314

4236 CROSBY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-552-011	02/02/2023 11034	401	175,000	13,998

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	61	161,002	158,867	1.013

4456 ESTA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-578-007	01/27/2023 11034	401	160,000	9,182

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	150,818	117,853	1.280

4376 TOMMY ARMOUR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-578-118	01/20/2023 11034	401	139,900	14,534

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	125,366	125,281	1.001

5044 ESTA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-551-080	01/11/2023 11034	401	120,000	12,349

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	107,651	100,638	1.070

4457 TOMMY ARMOUR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-578-054	11/18/2022 11034	401	175,000	26,231

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	58	148,769	146,442	1.016

4450 ESTA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-578-008	10/05/2022 11034	401	178,000	6,917

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	171,083	163,952	1.043

5146 ESTA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-551-065	10/05/2022 11034	401	140,000	8,348

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	72	121,689	137,121	0.887

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	9963	11227	0.887

5068 ROBERTS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-503-056	10/04/2022 11034	401	120,000	8,694

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	111,306	72,714	1.531

4460 MURIEL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-527-010	10/03/2022 11034	401	159,000	12,146

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	146,854	138,656	1.059

Neighborhoods Used: 11034.11034 - KEARSLEY PLATS, SEC 26 & 27

5238 BERNEDA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-555-014	09/22/2022 11034	401	189,000	15,317

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	173,683	169,821	1.023

5069 FINLAY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-553-013	08/15/2022 11034	401	175,000	10,758

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	156,544	152,341	1.028

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	7698	7492	1.028

4225 CHERYL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-551-001	08/05/2022 11034	401	189,000	19,600

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	QUAD LVL	53	169,400	161,234	1.051

5094 MARILYN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-551-046	07/28/2022 11034	401	107,000	6,186

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	96,740	91,719	1.055

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	4074	3862	1.055

4321 ESTA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-578-148	06/23/2022 11034	401	132,000	5,907

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	126,093	150,157	0.840

4451 N HILLCREST CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-577-008	06/14/2022 11034	401	139,800	11,172

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	128,628	108,559	1.185

4068 BEN HOGAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-578-098	06/13/2022 11034	401	160,000	6,832

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	153,168	125,906	1.217

5058 BERNEDA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-554-027	06/13/2022 11034	401	154,000	12,155

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	141,845	120,110	1.181

4447 MURIEL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-527-005	06/09/2022 11034	401	168,000	9,972

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	54	158,028	100,731	1.569

5079 BERNEDA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-26-554-014	05/23/2022 11034	401	160,100	14,707

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	54	145,393	118,250	1.230

4191 CHERYL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-27-551-004	04/04/2022 11034	401	162,000	12,466

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	149,534	154,046	0.971

Neighborhoods Used: 11034.11034 - KEARSLEY PLATS, SEC 26 & 27

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 + STORY	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
1 1/2 STY	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
1 1/4 STORY	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
1 3/4 STY	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
1 STORY	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
2 STORY	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
4 UNIT	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
BI-LEVEL	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
CONDO	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
MANUFACTURED	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
MODULAR	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
MULTI-FAMILY	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
QUAD LVL	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
RANCH	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
TRI-LEVEL	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938
	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938	5,063,938

Total Single Family Costs by Manual : 5,063,938
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 54,928
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	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
1 1/2 STY	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
1 1/4 STORY	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
1 3/4 STY	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
1 STORY	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
2 STORY	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
4 UNIT	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
BI-LEVEL	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
CONDO	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
MANUFACTURED	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
MODULAR	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
MULTI-FAMILY	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
QUAD LVL	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
RANCH	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
TRI-LEVEL	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440
	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440	5,355,440

Total Single Family Sale Residual Values : 5,355,440
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 52,600
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
37	0	11.45	15.61	0.995	1.096	1.049
After Application of E.C.F.s		11.50	15.65	0.995		

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 + STORY	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
1 1/2 STY	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
1 1/4 STORY	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
1 3/4 STY	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
1 STORY	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
2 STORY	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
4 UNIT	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
BI-LEVEL	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
CONDO	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
MANUFACTURED	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
MODULAR	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
MULTI-FAMILY	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
QUAD LVL	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
RANCH	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
TRI-LEVEL	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)
	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)	1.058(37)

Single Family E.C.F. : 1.058 (37)

Neighborhoods Used: 11034.11034 - KEARSLEY PLATS, SEC 26 & 27

Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.958 (5)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 11034 - 11034 - KEARSLEY PLATS, SEC 26 & 27

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