

Neighborhoods Used: 102 - NON- WATER/ VIEW ONLY RESIDENTIAL P 2026

231 S ONTARIO ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-730-003-00           3/24/2025   102       401           124,500       9,066  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   65           115,434       127,841       0.903  
[View Parcel](#)



36243 S TRILLIUM LN  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-105-002-12           11/25/2024   102       401           369,000       15,776  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           79           353,224       204,956       1.723  
[View Parcel](#)



23507 E M 48  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-005-010-00           11/20/2024   102       401           95,000       16,553  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   CABIN           79           78,447       38,054       2.061  
[View Parcel](#)



12715 E BEEDY RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-068-003-00           11/13/2024   102       401           195,000       104,544  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   70           90,456       105,272       0.859  
[View Parcel](#)



1272 E NORTH CARIBOU LAKE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-647-023-45           10/31/2024   102       401           289,900       19,617  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   89           270,283       404,232       0.669  
[View Parcel](#)



15355 E M 134  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-010-008-40           10/10/2024   102       401           350,000       108,053  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   LOG HOME       70           241,947       200,475       1.207  
[View Parcel](#)



339 FRANCES ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-680-041-00           5/21/2024   102       401           99,500       3,579  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           70           95,921       81,411       1.178  
[View Parcel](#)



Neighborhoods Used: 102 - NON- WATER/ VIEW ONLY RESIDENTIAL P

16790 E NORTH CARIBOU LAKE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-076-001-50           4/25/2024   102       401       110,000       18,666  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   50           91,334       108,714       0.840  
[View Parcel](#)



133 S ONTARIO ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-731-004-00           3/15/2024   102       401       92,000       4,739  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   60           87,261       103,301       0.845  
[View Parcel](#)



705 SIMS ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-631-011-00           2/5/2024   102       401       150,000       4,008  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   60           145,992       101,011       1.445  
[View Parcel](#)



528 DEMOCRAT RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-631-001-00           1/21/2024   102       401       175,000       16,760  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   65           158,240       185,968       0.851  
[View Parcel](#)



1780 E NORTH CARIBOU LAKE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-647-022-38           1/15/2024   102       401       150,000       23,687  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   76           126,313       160,010       0.789  
[View Parcel](#)



404 S ONTARIO ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-724-009-00           1/9/2024   102       401       73,000       6,151  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   60           66,849       57,096       1.171  
[View Parcel](#)



408 DAWSON ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-714-007-00           12/13/2023   102       401       140,000       4,929  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   70           135,071       143,111       0.944  
[View Parcel](#)



Neighborhoods Used: 102 - NON- WATER/ VIEW ONLY RESIDENTIAL P

20934 E M 48 HWY  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-070-015-00       11/17/2023   102       401       70,000       13,072  
 Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Mobile Home       MOBILE HOME       74           56,928       59,832       0.951  
[View Parcel](#)



434 DEMOCRAT RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-631-007-00       10/13/2023   102       401       85,000       3,986  
 Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   60           81,014       100,789       0.804  
[View Parcel](#)



34070 S POLACZYK RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-077-001-00       10/2/2023   102       401       89,000       78,408  
 Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Mobile Home       MOBILE HOME       18           10,592       9,566       1.107  
[View Parcel](#)



1233 SIMS ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-781-004-00       9/5/2023   102       401       198,000       13,771  
 Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   89           184,229       261,888       0.703  
[View Parcel](#)



1296 E NORTH CARIBOU LAKE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-647-023-40       7/28/2023   102       401       290,000       14,593  
 Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           89           275,407       377,059       0.730  
[View Parcel](#)



434 N DIVISION ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-760-054-00       7/21/2023   102       401       115,000       9,647  
 Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   MODULAR           79           105,353       129,769       0.812  
[View Parcel](#)



143 N HURON ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-775-017-00       6/30/2023   102       401       94,900       7,544  
 Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Mobile Home       MOBILE HOME       55           87,356       61,759       1.414  
[View Parcel](#)



Neighborhoods Used: 102 - NON- WATER/ VIEW ONLY RESIDENTIAL P

34164 S SPRING BAY RD  
 Parcel Number           \*\*   Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-178-003-00           5/8/2023   102       401           219,900       38,093  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           65           181,807       150,444       1.208  
[View Parcel](#)



19969 E M 134  
 Parcel Number           \*\*   Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-440-045-30           5/1/2023   102       401           193,000       21,690  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           65           171,310       158,136       1.083  
[View Parcel](#)



312 N DIVISION ST  
 Parcel Number           \*\*   Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-701-004-00           5/1/2023   102       401           106,000       10,480  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           70           95,520       144,531       0.661  
[View Parcel](#)



Neighborhoods Used: 102 - NON- WATER/ VIEW ONLY RESIDENTIAL P

	Single Family Computed Costs by Manual					
	<<<<<<<<<					>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
MOBILE HOME	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
MODULAR	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
1 STORY	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
1+ TO 2+ STORY	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
BI & TRI LEVEL	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
LOG HOME	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
GARAGE	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
CABIN	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
1+ STORY	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
1 1/4 STORY	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
1 1/2 STORY	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
1 3/4 STORY	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
2 STORY	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
2+ STORY	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
3 STORY	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
TRI-LEVEL	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
BI-LEVEL	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
DUPLEX	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
TRAILER	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
MANUFACTURED/MH	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
Default	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068
0	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068	3,344,068

Total Single Family Costs by Manual : 3,344,068  
 Total Mobile Home Costs by Manual : 131,157  
 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
MOBILE HOME	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
MODULAR	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
1 STORY	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
1+ TO 2+ STORY	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
BI & TRI LEVEL	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
LOG HOME	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
GARAGE	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
CABIN	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
1+ STORY	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
1 1/4 STORY	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
1 1/2 STORY	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
1 3/4 STORY	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
2 STORY	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
2+ STORY	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
3 STORY	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
TRI-LEVEL	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
BI-LEVEL	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
DUPLEX	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
TRAILER	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
MANUFACTURED/MH	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
Default	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412
0	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412	3,151,412

Total Single Family Sale Residual Values : 3,151,412  
 Total Mobile Home Sale Residual Values : 154,876  
 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	Mean	Median
24	9	18.98	24.18	1.001	1.040	0.923
After Application of E.C.F.s						
		17.95	23.24	1.010		

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



Neighborhoods Used: 102 - NON- WATER/ VIEW ONLY RESIDENTIAL P

