

Neighborhoods Used: 00080 - DOWNTOWN

7 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-35-458-025	11/02/2020 00080	201	40,000	9,211
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	30789	46028	0.669	



4 E MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-02-226-002	08/28/2020 00080	201	69,000	10,162
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	58838	138608	0.424	



8 E MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-02-226-004	02/10/2020 00080	201	80,000	10,400
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	69600	146424	0.475	



104 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
17-02-201-005	07/25/2019 00080	201	85,000	31,290
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	53710	106222	0.506	



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Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	1	14.25	19.70	0.978
After Application of E.C.F.s				
		9.29	13.13	0.979

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 1/4 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 3/4 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1+ STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
2 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
MOBILE HOME	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
MULTI-FAMILY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
MULTI-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)

Single Family E.C.F. : 1.000 (0)  
 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. : 0.487 (4)

*USED .50*

Settings for this Analysis

Starting Date: 04/01/2019  
 Ending Date: 03/31/2021  
 Terms Selected: 2  
 Analyze by Style: X  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): 00080 - DOWNTOWN

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