

Neighborhoods Used: 00077 - HIGHWAY-WEST

615 W MAIN ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|-----------------------|------------------|--------------|--------------|-----------|
| 13-35-353-033 | 04/30/2021 00077 | 201 | 950,000 | 663,512 |
| Commercial Buildings: | ResidualValue | CostByManual | E.C.F. | |
| | 286488 | 491928 | 0.582 | |

!!MULTI-PARCEL SALE!!



1108 W MAIN ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|-----------------------|------------------|--------------|--------------|-----------|
| 17-03-226-021 | 04/09/2020 00077 | 201 | 620,000 | 318,404 |
| Commercial Buildings: | ResidualValue | CostByManual | E.C.F. | |
| | 301596 | 234036 | 1.289 | |



1454 W MAIN ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|-----------------------|------------------|--------------|--------------|-----------|
| 17-03-100-028 | 12/28/2018 00077 | 201 | 890,000 | 341,286 |
| Commercial Buildings: | ResidualValue | CostByManual | E.C.F. | |
| | 548714 | 719095 | 0.763 | |



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Statistics for this Analysis
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# Valid # Invalid      Coefficient of      Coefficient of      Price Related
  Sales   Sales      Dispersion (%)      Variation (%)      Differential
    3       1         9.10             15.83             0.977
After Application of E.C.F.s  9.66             13.33             0.978
    
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<<<<<<<< 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)
                  1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
    
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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.    : 0.787 (3)
                USED .78
    
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Settings for this Analysis
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Starting Date: 04/01/2018
Ending Date:  05/01/2021
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): 00077 - HIGHWAY-WEST
    
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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
    
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