

Neighborhoods Used: STONE - STONEYCREEK SUBS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-35-160-019	03/03/2021 STONE	401	275,000	12,736	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75	262,264	227,270	1.154



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-35-160-004	06/15/2020 STONE	401	212,500	12,890	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	79	199,610	201,876	0.989



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-35-165-007	01/27/2020 STONE	401	160,000	11,791	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	84	148,209	152,256	0.973



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-35-160-012	11/21/2019 STONE	401	198,000	23,457	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81	174,543	180,281	0.968



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-35-100-035	09/28/2019 STONE	401	200,000	16,524	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-LEVEL	84	183,476	200,341	0.916



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-35-160-009	05/31/2019 STONE	401	183,500	22,676	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81	160,824	206,215	0.780



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-35-165-005	04/23/2019 STONE	401	174,000	12,845	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-LEVEL	84	161,155	173,045	0.931



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Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	6.82	10.01	1.011
After Application of E.C.F.s				
		6.84	10.03	1.011

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)
1 1/4 STORY	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)
1 3/4 STORY	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)
1 STORY	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)
1+ STORY	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)
2 STORY	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)
MOBILE HOME	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)
MULTI-FAMILY	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)
MULTI-LEVEL	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)	0.962 (7)

- Single Family E.C.F. : 0.962 (7)
- 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. : 1.000 (0)

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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): STONE - STONEYCREEK SUBS

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