

11:06 AM

DB: Fremont City 2022

Neighborhoods Used: RAMS - RAMSHORN HILLS/CLUB VIEW AREA

407 VISTA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-36-170-031	01/12/2021 RAMS	401	229,000	38,210	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-LEVEL	70	190,790	141,060	1.353

!!MULTI-PARCEL SALE!!



903 N DARLING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-35-298-011	12/23/2020 RAMS	401	325,000	43,061	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	279,864	274,948	1.018
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			2075	2039	1.018



921 HILLCREST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-36-170-010	09/04/2020 RAMS	401	177,000	18,330	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-LEVEL	74	158,670	147,774	1.074



805 HILLCREST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-36-170-024	07/09/2020 RAMS	401	200,000	17,603	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-LEVEL	64	182,397	184,105	0.991



821 N DARLING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-35-298-015	05/08/2020 RAMS	401	161,200	22,399	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	138,801	137,012	1.013



1019 RAMSHORN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-36-100-031	12/13/2019 RAMS	401	137,000	27,442	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	74	109,558	95,846	1.143



216 RAMSHORN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-35-299-002	05/10/2019 RAMS	401	185,500	31,468	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	63	154,032	151,003	1.020



Neighborhoods Used: RAMS - RAMSHORN HILLS/CLUB VIEW AREA

<<<<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>>>>>>		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential		
7	1	5.24	8.99	0.999		
After Application of E.C.F.s		5.41	9.10	0.999		

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)
1 1/4 STORY	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)
1 3/4 STORY	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)
1 STORY	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)
1+ STORY	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)
2 STORY	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)
MOBILE HOME	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)
MULTI-FAMILY	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)
MULTI-LEVEL	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)
	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)	1.073 (7)

Single Family E.C.F. :	1.073 (7)	
Mobile Home E.C.F. :	1.000 (0)	<i>USED 1.07</i>
Town Home E.C.F. :	1.000 (0)	
Agricultural E.C.F. :	1.018 (1)	
Commercial E.C.F. :	1.000 (0)	

<<<<<<<<<<<< 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): RAMS - RAMSHORN HILLS/CLUB VIEW AREA

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