

Neighborhoods Used: ESF - EAST SHERIDAN FLATS

120 E SHERIDAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
17-02-232-013	09/08/2021 ESF	401	300,000	27,399	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	1 STORY	97	272,601	341,210	0.799



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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
    1     0          0.00               0.00               1.000
After Application of E.C.F.s  0.00                0.00                1.000
    
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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. : 0.799 (1)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

USED .80

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<<<<<<<<<<<<<<<<<<<
        Settings for this Analysis
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    Starting Date: 04/01/2019
      Ending Date: 09/30/2021
     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): ESF - EAST SHERIDAN FLATS
    
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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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