

03:21 PM

DB: Mcmillan Township 2025

Neighborhoods Used: 4400 - 4400 6T VILLAGE OF NEWBERRY AREA

809 VULCAN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-003-251-3100		12/22/2023	4400	401	85,000	14,748
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	59	70,252	85,542	0.821	

207 E HARRIE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-100-150-1300		11/07/2023	4400	401	59,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	54	55,000	70,164	0.784	

204 W AVE D						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-170-1000		10/06/2023	4400	401	126,000	9,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	59	117,000	117,207	0.998	

509 W VICTORY WAY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
003-180-000-0320		08/15/2023	4400	401	50,000	5,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	54	44,500	50,464	0.882	

211 E AVE A						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-410-1300		07/05/2023	4400	401	45,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	54	41,000	41,282	0.993	
!!MULTI-PARCEL SALE!!						

505 W JOHN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-003-260-2600		06/06/2023	4400	401	80,000	10,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	49	70,000	93,304	0.750	

311 W AVE C						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-180-0500		05/22/2023	4400	401	73,000	5,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	49	68,000	91,187	0.746	

408 W AVE B						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-470-1300		03/03/2023	4400	401	140,000	8,200
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	49	131,800	142,418	0.925	

811 CHARLES ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-203-040-1200		10/15/2022	4400	401	54,000	4,088
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	45	49,912	57,807	0.863	

306 W AVE D						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-180-1200		07/29/2022	4400	401	100,000	6,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	70	94,000	101,004	0.931	

322 E TRUMAN BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-100-160-0100		07/08/2022	4400	401	110,000	6,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	45	104,000	106,315	0.978	

205 W AVE A						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-450-0600		05/26/2022	4400	401	118,000	8,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	55	110,000	117,230	0.938	

209 W AVE A						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-450-0500		05/20/2022	4400	401	55,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	45	51,000	63,264	0.806	

Neighborhoods Used: 4400 - 4400 6T VILLAGE OF NEWBERRY AREA

202 W AVE B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-450-1000	04/25/2022 4400	401	61,000	8,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45	53,000	56,987	0.930

400 W AVE C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-120-1400	04/11/2022 4400	401	72,500	6,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	55	66,500	71,242	0.933

Neighborhoods Used: 4400 - 4400 6T VILLAGE OF NEWBERRY AREA

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	1,265,418	1,265,418	1,265,418	1,265,418	1,265,418	1,265,418
	1,265,418	1,265,418	1,265,418	1,265,418	1,265,418	1,265,418

Total Single Family Costs by Manual : 1,265,418
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	1,125,964	1,125,964	1,125,964	1,125,964	1,125,964	1,125,964
	1,125,964	1,125,964	1,125,964	1,125,964	1,125,964	1,125,964

Total Single Family Sale Residual Values : 1,125,964
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
15	3	7.70	10.01	1.012
After Application of E.C.F.s		7.76	10.13	1.012

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)
	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)	0.890 (15)

Single Family E.C.F. : 0.890 (15)
 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)

Settings for this Analysis

Starting Date: 04/01/2022
 Ending Date: 03/31/2024
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals: X
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 4400 - 4400 6T VILLAGE OF NEWBERRY 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