

02:28 PM

DB: Isabella Twp 2022

Neighborhoods Used: 1.res isabella twp

3924 SOUTH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
91-120-00-016-00		03/30/2021	1	401	93,500	5,614
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Default2	80		87,886	93,716	0.938

4606 E JORDAN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-035-20-002-07		12/23/2020	1	401	271,900	11,730
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Default2	81		260,170	278,038	0.936

5490 E VERNON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-20-002-01		12/14/2020	1	401	117,000	13,007
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Default2	83		103,993	153,508	0.677

3100 E VERNON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-003-10-002-02		12/07/2020	1	401	57,000	11,194
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	Default2	69		45,806	54,020	0.848

3800 E VERNON						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-003-20-002-00		11/30/2020	1	401	108,000	12,201
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Default	85		95,799	109,456	0.875

4408 N MISSION RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
91-011-00-136-00		11/05/2020	1	401	55,000	8,170
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Default2	73		46,830	61,693	0.759

1138 N CRAWFORD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-027-30-003-07		10/08/2020	1	401	185,000	18,832
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Default2	88		166,168	228,100	0.728

1502 N ISABELLA						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-026-20-001-02		09/09/2020	1	401	280,000	19,600
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Default2	80		260,400	334,105	0.779

4055 E MONROE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
91-011-00-165-00		08/07/2020	1	401	93,900	7,955
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Default2	65		85,945	84,854	1.013

776 N WHITEVILLE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-032-10-003-02		07/17/2020	1	401	167,500	9,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Default2	95		157,600	184,900	0.852

4709 E DENVER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-40-004-03		07/13/2020	1	401	139,000	40,123
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Default2	76		98,877	164,856	0.600

1973 N MISSION						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-027-20-001-00		06/25/2020	1	401	130,000	10,390
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Default2	77		119,610	122,215	0.979

1259 N LINCOLN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-029-40-001-07		06/15/2020	1	401	353,000	40,595
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Default2	89		312,405	402,445	0.776

Neighborhoods Used: 1.res isabella twp

## E ROSEBUSH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
19-009-40-003-01	02/28/2020 1	401	160,000	23,374	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	51	117,055	116,749	1.003
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	19571	19520	1.003		

## 4573 N MISSION

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
91-010-00-014-00	02/05/2020 1	401	151,000	11,180	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	72	139,820	90,915	1.538

## 3873 N MISSION RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
91-015-00-386-00	01/17/2020 1	401	102,000	21,740	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	65	80,260	161,405	0.497

## 5845 E BASELINE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
19-036-40-001-08	11/12/2019 1	401	162,000	13,710	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	97	148,290	138,388	1.072

Neighborhoods Used: 1.res isabella twp

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
Default	323,288	1,171,547	867,500	246,259	116,749	0
Default2	323,288	1,171,547	867,500	246,259	116,749	0
Default3	323,288	1,171,547	867,500	246,259	116,749	0

Total Single Family Costs by Manual : 2,725,344  
 Total Mobile Home Costs by Manual : 54,020  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 19,520  
 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	305,890	938,535	753,423	166,205	117,055	0
Default2	305,890	938,535	753,423	166,205	117,055	0
Default3	305,890	938,535	753,423	166,205	117,055	0

Total Single Family Sale Residual Values : 2,281,108  
 Total Mobile Home Sale Residual Values : 45,806  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 19,571  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis			
Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)
17	5	15.96	20.88
After Application of E.C.F.s		14.20	18.14
			Price Related Differential
			1.004
			1.001

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
Default	0.946( 2)	0.801( 5)	0.868( 6)	0.675( 2)	1.003( 1)	1.000( 0)
Default2	0.946( 2)	0.801( 5)	0.868( 6)	0.675( 2)	1.003( 1)	1.000( 0)
Default3	0.946( 2)	0.801( 5)	0.868( 6)	0.675( 2)	1.003( 1)	1.000( 0)

Single Family E.C.F. : 0.837 (16)  
 Mobile Home E.C.F. : 0.848 (1)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.003 (1)  
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis	
Starting Date:	04/01/2019
Ending Date:	03/31/2021
Terms Selected:	All
Analyze by Style:	
Analyze by %Good:	X
Show Valid Data :	X
Show Invalid Data :	
Show Costs and Residuals:	X
Use Infl. Adj. Sale Prices:	
Neighborhood(s):	1 - res isabella twp

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Aq. 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