

11:14 AM

DB: Isabella Twp 2022

Neighborhoods Used: 1.res isabella twp

& Agriculture

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

Goods Used: 1.res isabella twp

ROSEBUSH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-40-003-01	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	
09-036-40-001-08	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

Table with 7 columns: Style, and six numerical columns representing cost values for different styles (Default, Default2, Default3).

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

Table with 7 columns: Style, and six numerical columns representing residual values for different styles (Default, Default2, Default3).

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

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, and six numerical columns representing E.C.F. estimates for different styles (Default, Default2, Default3).

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: 1
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): 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