

07/09/2021

ECF Analysis for: 18 - OVERISEL

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02:50 PM

DB: Overisel2022

Neighborhoods Used: 440 - 440 PLATS

4110 AUTUMN CREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-450-002-00		11/13/2020	440	401	267,000	44,789
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80		222,211	190,545	1.166



4671 HARRIS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-031-054-31		10/30/2020	440	401	352,000	58,879
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83		266,466	249,889	1.066
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		26655		24996	1.066	



4658 HARRIS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-031-054-32		10/09/2020	440	401	325,000	58,819
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	83		266,181	247,061	1.077



4122 AUTUMN CREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-450-004-00		02/06/2020	440	401	270,000	48,953
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82		221,047	220,291	1.003



4774 COUNTRY RIDGE CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-006-002-19		11/25/2019	440	401	412,000	65,586
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	79		346,414	319,946	1.083



4193 SPRING MEADOW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-450-024-00		10/01/2019	440	401	321,000	43,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81		242,614	233,115	1.041
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		35286		33905	1.041	



Neighborhoods Used: 440 - 440 PLATS

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<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	1	2.69	3.71	1.000
After Application of E.C.F.s		0.84	1.44	1.001

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.083(1)	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)	1.077(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.000(0)	1.038(3)	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)
BI-LEVEL	1.000(0)	1.000(0)	1.166(1)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
POLE CONST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-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)

Single Family E.C.F.	: 1.071 (6)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.052 (2)
Commercial E.C.F.	: 1.000 (0)

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<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
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Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 440 - 440 PLATS

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Max # of Res. Buildings: 3 Minimum E.C.F. (Residential): 0.05
Maximum E.C.F. (Residential): 1.25

Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 4.00

Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 4.00