

Neighborhoods Used: 405.405 RAIL ROAD Y

| Parcel Number     | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |        |
|-------------------|----------------|----------|---------------|--------------|--------|
| 020-48-001-001-00 | 12/29/2023 405 | 401      | 130,000       | 20,085       |        |
| Occupancy         | Style          | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family     | 2 STORY        | 54       | 109,915       | 151,151      | 0.727  |



| Parcel Number     | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |        |
|-------------------|----------------|----------|---------------|--------------|--------|
| 020-76-001-012-00 | 06/16/2023 405 | 401      | 135,000       | 20,927       |        |
| Occupancy         | Style          | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family     | 1 STORY        | 55       | 114,073       | 62,555       | 1.824  |



| Parcel Number     | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |        |
|-------------------|----------------|----------|---------------|--------------|--------|
| 020-76-001-012-00 | 12/30/2022 405 | 401      | 32,000        | 20,927       |        |
| Occupancy         | Style          | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family     | 1 STORY        | 59       | 11,073        | 74,098       | 0.149  |



| Parcel Number     | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |        |
|-------------------|----------------|----------|---------------|--------------|--------|
| 020-76-001-009-00 | 04/26/2022 405 | 401      | 80,000        | 28,945       |        |
| Occupancy         | Style          | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family     | 1 STORY        | 59       | 51,055        | 87,898       | 0.581  |



Neighborhoods Used: 405.405 RAIL ROAD Y

<<<<<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>>>>>>>>>>>>>>>

| # Valid Sales                | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| 4                            | 2               | 42.70                         | 54.48                        | 1.286                      |
| After Application of E.C.F.s |                 | 43.14                         | 54.61                        | 1.291                      |

<<<<<<<<<<<<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>>>>>>>>>>>>>>>>>>>>>>

| * Style *    | 91..100    | 81..90     | 71..80     | 61..70     | 51..60     | 0..50      |
|--------------|------------|------------|------------|------------|------------|------------|
| 1 1/2 STORY  | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) |
| 1 1/4 STORY  | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) |
| 1 3/4 STORY  | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) |
| 1 STORY      | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) |
| 2 STORY      | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) |
| BI-LEVEL     | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) |
| DUPLEX       | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) |
| MODULAR      | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) |
| MULTI-FAMILY | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) |
| TRI-LEVEL    | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) |
|              | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) | 0.762 ( 4) |

- Single Family E.C.F. : 0.762 (4)
- 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: X  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals:  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 405 - 405 RAIL ROAD Y

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|                             |                                     |
|-----------------------------|-------------------------------------|
| Max # of Res. Buildings: 10 | Minimum E.C.F. (Residential): 0.10  |
|                             | Maximum E.C.F. (Residential): 2.00  |
| 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   |