

Neighborhoods Used: 407.407 DOVER ESTATES

311 HAMPTON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
020-30-060-000-00		10/22/2020	407	401	160,000	51,283
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		2 STORY	60	108,717	140,395	0.774



401 WICKSHIRE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
020-30-017-000-00		05/11/2020	407	401	203,000	40,560
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		2 STORY	70	162,440	183,758	0.884



306 HAMPTON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
020-30-026-000-00		08/09/2019	407	401	172,500	39,769
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		2 STORY	60	132,731	144,430	0.919



503 HAMPTON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
020-30-051-000-00		04/05/2019	407	401	181,000	42,495
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 STORY	60	138,505	148,808	0.931



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Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	4.03	5.02	1.002
After Application of E.C.F.s				
		4.10	5.36	1.002

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)
1 1/4 STORY	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)
1 3/4 STORY	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)
1 STORY	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)
2 STORY	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)
BI-LEVEL	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)
DUPLEX	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)
MODULAR	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)
MULTI-FAMILY	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)
TRI-LEVEL	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)	0.879 (4)

- Single Family E.C.F. : 0.879 (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: 04/01/2019  
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:  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 407 - 407 DOVER ESTATES

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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