

Neighborhoods Used: 410.410 COLLEGE ESTATES

604 PRINCETON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
020-70-015-000-00 03/29/2024 410 401 150,000 55,908
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 94,092 132,703 0.709



890 E STUART
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
020-82-076-003-00 11/30/2023 410 401 100,000 71,642
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 80 28,358 103,424 0.274



500 DARTMOUTH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
020-50-025-000-00 10/24/2023 410 401 197,900 50,064
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 147,836 153,025 0.966



604 PRINCETON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
020-70-015-000-00 04/26/2023 410 401 123,000 46,938
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 76,062 123,424 0.616



402 OBERT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
020-82-088-000-00 12/05/2022 410 401 300,000 59,664
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 48 240,336 186,965 1.285



411 OXFORD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
020-50-026-000-00 10/17/2022 410 401 220,000 51,631
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 168,369 196,297 0.858



416 OXFORD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
020-50-006-000-00 09/29/2022 410 401 272,500 58,110
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 37 214,390 153,549 1.396



704 E MONROE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
020-70-001-000-00 08/05/2022 410 401 230,000 47,634
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 182,366 176,566 1.033



Neighborhoods Used: 410.410 COLLEGE ESTATES

503 YALE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
020-50-036-000-00	07/15/2022 410	401	177,900	35,286	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	142,614	141,570	1.007



600 PRINCETON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
020-50-053-000-00	05/27/2022 410	401	181,500	52,565	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	128,935	140,062	0.921



508 VASSAR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
020-70-020-000-00	05/16/2022 410	401	189,900	53,623	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	136,277	146,951	0.927



101 E MONROE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
020-82-099-000-00	04/05/2022 410	401	263,000	67,984	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	195,016	221,075	0.882



Neighborhoods Used: 410.410 COLLEGE ESTATES

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	2	15.94	22.89	1.058
After Application of E.C.F.s		16.13	23.26	1.059

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)
1 1/4 STORY	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)
1 3/4 STORY	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)
1 STORY	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)
2 STORY	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)
BI-LEVEL	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)
DUPLEX	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)
MODULAR	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)
MULTI-FAMILY	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)
TRI-LEVEL	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)	0.936(12)

Single Family E.C.F. : 0.936 (12)
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): 410 - 410 COLLEGE ESTATES

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