

Neighborhoods Used: 414.414 CREEK POINTE

211 CREEK POINTE CIRCLE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
020-13-027-000-00		10/21/2024	414	265,000	15,203
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	98	249,797	214,526	1.164



226 CREEK POINTE CIRCLE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
020-13-047-000-00		08/02/2024	414	254,900	14,908
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	99	239,992	204,069	1.176



206 CREEK POINTE CIRCLE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
020-13-034-000-00		07/18/2024	414	262,000	9,341
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	99	252,659	203,888	1.239



202 CREEK POINTE CIRCLE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
020-13-036-000-00		05/24/2024	414	274,900	9,980
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	99	264,920	233,791	1.133



223 CREEK POINTE CIRCLE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
020-13-021-000-00		04/26/2024	414	259,900	11,132
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	98	248,768	231,000	1.077



222 CREEK POINTE CIRCLE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
020-13-049-000-00		03/19/2024	414	269,900	10,190
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	99	259,710	265,088	0.980



225 CREEK POINTE CIRCLE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
020-13-020-000-00		10/25/2023	414	278,245	14,553
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	99	263,692	274,379	0.961



335 CREEK POINTE CIRCLE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
020-13-001-000-00		08/31/2022	414	191,000	10,252
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	97	180,748	142,963	1.264



Neighborhoods Used: 414.414 CREEK POINTE

208 CREEK POINTE CIRCLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
020-13-033-000-00		01/07/2022	414	401	177,500	20,309
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82		157,191	160,975	0.976



227 CREEK POINTE CIRCLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
020-13-019-000-00		11/29/2021	414	401	160,400	10,638
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98		149,762	151,606	0.988



204 CREEK POINTE CIRCLE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
020-13-035-000-00		05/14/2021	414	401	163,900	7,602
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82		156,298	189,978	0.823



Neighborhoods Used: 414.414 CREEK POINTE

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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
11	22	10.42	12.31	1.010
After Application of E.C.F.s		10.40	12.32	1.010

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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	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)
1 1/4 STORY	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)
1 3/4 STORY	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)
1 STORY	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)
2 STORY	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)
BI-LEVEL	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)
DUPLEX	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)
MODULAR	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)
MULTI-FAMILY	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)
TRI-LEVEL	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)
	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)	1.067(11)

Single Family E.C.F. : 1.067 (11)
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)

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<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
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Starting Date: 04/01/2020
Ending Date: 12/31/2024
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): 414 - 414 CREEK POINTE

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.90
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