

11/25/2023
10:56 AM

Neighborhoods Used: BLAKE - BEAVER LAKE FRONTAGE

9194 CLEWLEY ROAD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
054-040-000-006-00	09/07/2022 BLAKE	401	255,000	107,116	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	61	147,884	137,983	1.072

!!MULTI-PARCEL SALE!!

9230 CLEWLEY ROAD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
054-040-000-013-00	08/26/2021 BLAKE	408	135,000	45,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	STORY 1 1/4	69	90,000	68,972	1.305

9660 CLEWLEY ROAD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-002-000-523-00	08/17/2021 BLAKE	401	300,000	94,243	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	STORY 1 1/2	80	205,757	250,641	0.821

Neighborhoods Used: BLAKE - BEAVER LAKE FRONTAGE

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	10.59	13.00	0.965
After Application of E.C.F.s		10.43	12.77	0.966

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY 1 1/2	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
STORY 1 1/4	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
STORY 1 3/4	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
STORY 2	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
A-FRAME	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
ADD ON	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
BI-LEVEL	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
CABIN	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
CAMP	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
CHALET	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
DEFAULT	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
DUPLEX	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
GARAGE	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
HALL	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
HOUSE & GARAGE	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
LOG HOME	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
MOBILE HOME	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
MODULAR	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
RANCH	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
SHOP	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
STORY +	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)
TRI-LEVEL	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)	0.970 (3)

Single Family E.C.F. : 0.970 (3)
 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: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: All
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): BLAKE - BEAVER LAKE FRONTAGE

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 1.50
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 1.20
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 1.05