

Neighborhoods Used: OSSIN - OSSINEKE AG

10788 BEAVER LAKE ROAD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
052-001-000-571-00		03/21/2024		OSSIN	101	343,000
						152,000
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		48	158,656	115,992
						E.C.F.
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		32344		23647		1.368

14091 HAWKINS ROAD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
053-033-000-310-00		10/10/2023		OSSIN	101	184,000
						56,500
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		MODULAR		77	124,199	116,519
						E.C.F.
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		3301		3097		1.066

9175 INDIAN RESERVE ROAD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
053-001-000-301-02		10/17/2022		OSSIN	101	200,000
						70,403
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		59	125,408	157,835
						E.C.F.
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		4189		5272		0.795

9065 WOLF CREEK ROAD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
053-005-000-301-12		08/26/2022		OSSIN	101	147,000
						9,090
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		DEFAULT		65	136,567	160,596
						E.C.F.
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		1343		1579		0.850

Neighborhoods Used: OSSIN - OSSINEKE AG

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	4	11.27	18.23	1.037
After Application of E.C.F.s		10.91	17.21	1.034

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY 1 1/2	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
STORY 1 1/4	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
STORY 1 3/4	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
STORY 2	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
A-FRAME	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
ADD ON	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
BI-LEVEL	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
CABIN	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
CAMP	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
CHALET	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
DEFAULT	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
DUPLEX	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
GARAGE	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
HALL	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
HOUSE & GARAGE	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
LODGE	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
LOG HOME	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
MOBILE HOME	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
MODULAR	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
POIE BARN	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
RANCH	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
SHOP	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
STORY +	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)
TRI-LEVEL	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)	0.989(4)

Single Family E.C.F. : 0.989 (4)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.226 (4)  
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis				
Starting Date: 04/01/2022				
Ending Date: 03/31/2024				
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): OSSIN - OSSINEKE AG				

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 1.75
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.40
	Maximum E.C.F. (Agricultural): 1.50
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 2.00