

Neighborhoods Used: BLAKE - BEAVER LAKE FRONTAGE

9652 CLEWLEY ROAD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-002-000-513-05	01/24/2024 BLAKE	401	181,000	53,625	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	127,375	77,926	1.635

9194 CLEWLEY ROAD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
054-040-000-006-00	09/07/2022 BLAKE	401	255,000	109,888	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64	145,112	189,736	0.765

!!MULTI-PARCEL SALE!!



Neighborhoods Used: BLAKE - BEAVER LAKE FRONTAGE

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	2	19.07	33.33	0.962
After Application of E.C.F.s		19.09	33.38	0.961

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY 1 1/2	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
STORY 1 1/4	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
STORY 1 3/4	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
STORY 2	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
A-FRAME	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
ADD ON	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
BI-LEVEL	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
CABIN	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
CAMP	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
CHALET	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
DEFAULT	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
DUPLEX	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
GARAGE	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
HALL	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
HOUSE & GARAGE	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
LODGE	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
LOG HOME	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
MOBILE HOME	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
MODULAR	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
POIE BARN	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
RANCH	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
SHOP	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
STORY +	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)
TRI-LEVEL	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)	1.018 ( 2)

Single Family E.C.F. : 1.018 (2)  
 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: 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): BLAKE - BEAVER LAKE FRONTAGE

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