Neighborhoods Used: 4750.4750 PLEASANT LAKE

12703 BIDELMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
004 009 027 00	01/26/2025 4750	401	680,000	261,956

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	70	418,044	303,680	1.377

13092 SPENCE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
004 380 023 00	11/25/2024 4750	401	474,795	132,268

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76	342,527	177,192	1.933

58010 AVERY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
004 060 020 00	11/11/2024 4750	401	418,000	67,205

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78	350,795	150,359	2.333

57476 GEARHARTS LANDING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
004 160 001 00	07/03/2024 4750	401	679,000	142,565

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	536,435	385,641	1.391

12949 LANCE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
004 009 001 08	04/24/2024 4750	401	275,500	51,013

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	70	224,487	184,986	1.214

12633 BIDELMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
004 009 032 00	07/26/2023 4750	401	800,000	203,869

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78	596,131	448,050	1.331

12944 SPENCE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
004 450 009 00	06/23/2023 4750	401	612,500	151,158

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	461,342	277,173	1.664

57586 GEARHARTS LANDING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
004 010 006 00	05/24/2023 4750	401	489,600	82,190

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	77	407,410	283,728	1.436

58240 JENNIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
004 275 030 00	04/21/2023 4750	401	925,000	180,095

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	90	692,266	511,141	1.354

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	52639	38867	1.354

Neighborhoods Used: 4750.4750 PLEASANT LAKE

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
9	0	9.62	14.17	0.987	1.559	1.391
After Application of E.C.F.s		8.87	14.18	0.977		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BILEVEL	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)
COLONIAL	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)
DUPLEX	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)
MOBILE HOME	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)
MODULAR	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)
OTHER	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)
RANCH	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)
TRILEVEL	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)
TWO STORY	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)
	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)	1.500(8)

Single Family E.C.F. : 1.500 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.214 (1)
Agricultural E.C.F. : 1.354 (1)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
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): 4750 - 4750 PLEASANT LAKE

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