

04:39 PM

DB: West Branch 2025

Neighborhoods Used: 401.RESIDENTIAL

177 BOYER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-010-022-10	01/03/2024 401	401	635,000	45,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	93	590,000	387,500	1.523

1980 ENGMAN LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-028-003-50	11/03/2023 401	401	380,000	45,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	65	335,000	184,043	1.820

158 J H LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-001-003-10	10/30/2023 401	401	349,900	5,007
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	58	344,893	138,382	2.492

847 N CO RD 545

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-011-011-00	06/16/2023 401	401	320,000	50,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family Default	69	270,000	188,128	1.435

9370 S US 41

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-012-014-00	05/23/2023 401	401	400,000	87,560
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	66	312,440	130,925	2.386

107 MAPLEWOOD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-002-009-20	10/19/2022 401	401	381,000	37,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family Default	81	343,500	238,849	1.438

477 TOWNHALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-023-013-00	10/17/2022 401	401	440,000	54,175
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family Default	66	385,825	176,956	2.180

307 TOWNHALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-024-018-20	09/12/2022 401	401	200,000	36,625
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	89	163,375	91,243	1.791

9256 S US-41

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-012-001-00	09/08/2022 401	401	450,000	55,634
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	68	204,901	126,832	1.616
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	189465	117277	1.616	

1103 N CO RD 545

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-023-020-10	07/08/2022 401	401	363,100	51,790
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	76	311,310	195,442	1.593

116 ENGMAN LAKE ACCESS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-100-019-00	05/04/2022 401	401	250,000	15,930
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family Default	45	234,070	93,017	2.516

1457 S CO RD 545

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-036-004-00	04/28/2022 401	401	215,000	60,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home RANCH	59	155,000	64,127	2.417

Neighborhoods Used: 401.RESIDENTIAL

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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
12	48	13.55	18.14	0.987
After Application of E.C.F.s		13.86	17.21	0.987

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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
DEFAULT	1.791 (11)	1.791 (11)	1.791 (11)	1.791 (11)	1.791 (11)	1.791 (11)
RANCH	1.791 (11)	1.791 (11)	1.791 (11)	1.791 (11)	1.791 (11)	1.791 (11)
	1.791 (11)	1.791 (11)	1.791 (11)	1.791 (11)	1.791 (11)	1.791 (11)

Single Family E.C.F. : 1.791 (11)
Mobile Home E.C.F. : 2.417 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.616 (1)
Commercial E.C.F. : 1.000 (0)

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<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
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Starting Date: 04/01/2022

Ending Date: 03/31/2024

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) : 401 - RESIDENTIAL

Max # of Res. Buildings: 30

Minimum E.C.F. (Residential): 1.35

Maximum E.C.F. (Residential): 5.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 5.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 5.00

West Branch For 2025

Comm/Ind ECF							
Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.
52-53-431-056-00	2/10/2022	\$625,000	\$625,000	\$613,352	\$562,773	\$564,099	1.00
52-08-017-014-20	1/4/2024	\$1,200,000	\$1,200,000	\$1,247,784	\$743,194	\$742,006	1.00
52-53-010-058-50	12/10/2021	\$249,900	\$249,900	\$243,095	\$245,220	\$244,028	1.00
52-51-050-093-50	1/17/2024	\$68,000	\$68,000	\$61,042	\$62,750	\$62,060	1.01
52-05-122-013-60	12/17/2021	\$120,000	\$120,000	\$108,253	\$60,731	\$59,591	1.02
52-05-121-060-00	6/1/2023	\$220,000	\$220,000	\$183,650	\$181,627	\$176,736	1.03
52-52-008-100-31	5/29/2024	\$370,000	\$370,000	\$373,044	\$174,442	\$168,713	1.03
52-52-001-103-80	10/26/2022	\$375,000	\$375,000	\$379,269	\$353,859	\$340,426	1.04
52-08-360-166-00	9/8/2021	\$280,000	\$280,000	\$285,101	\$232,769	\$223,143	1.04
52-52-002-700-20	7/12/2024	\$440,000	\$440,000	\$441,769	\$334,521	\$319,667	1.05
52-08-017-020-20	9/30/2021	\$948,335	\$948,335	\$952,033	\$725,945	\$684,468	1.06
52-52-001-506-40	1/23/2024	\$325,000	\$320,000	\$317,511	\$309,151	\$291,504	1.06
52-53-431-043-00	5/11/2023	\$245,000	\$245,000	\$231,184	\$163,263	\$152,965	1.07
52-52-005-154-10	4/30/2021	\$650,000	\$650,000	\$644,405	\$350,275	\$327,643	1.07
52-52-001-103-90	3/14/2022	\$248,000	\$248,000	\$244,350	\$184,870	\$172,262	1.07
52-07-500-025-00	9/27/2024	\$140,000	\$140,000	\$117,196	\$56,592	\$51,822	1.09
52-07-500-025-10	9/27/2024	\$140,000	\$140,000	\$117,196	\$56,592	\$51,822	1.09
52-53-010-035-00	11/30/2022	\$155,000	\$155,000	\$138,476	\$152,130	\$138,798	1.10
52-52-002-810-90	8/1/2024	\$106,500	\$106,500	\$103,512	\$72,641	\$66,210	1.10
52-52-001-807-50	1/13/2023	\$805,000	\$805,000	\$773,365	\$729,062	\$662,953	1.10
52-52-009-600-11	6/7/2023	\$340,000	\$340,000	\$327,467	\$287,294	\$261,180	1.10
52-51-650-001-00	10/25/2024	\$235,000	\$235,000	\$211,397	\$128,440	\$116,615	1.10
52-51-650-002-00	10/25/2024	\$235,000	\$235,000	\$211,397	\$128,440	\$116,615	1.10
52-02-107-111-01	5/21/2024	\$1,200,000	\$1,200,000	\$1,350,688	\$1,120,000	\$1,006,884	1.11
52-02-107-021-00	2/16/2022	\$3,075,000	\$3,075,000	\$3,409,724	\$2,630,769	\$2,349,836	1.12
52-52-001-506-30	4/10/2023	\$490,000	\$490,000	\$460,607	\$479,429	\$427,791	1.12
52-02-121-034-20	8/22/2023	\$425,000	\$425,000	\$471,895	\$385,922	\$342,961	1.13
					\$10,912,701	\$10,122,798	1.08

Neighborhoods Used: 003.LAKE FRONT PARCELS

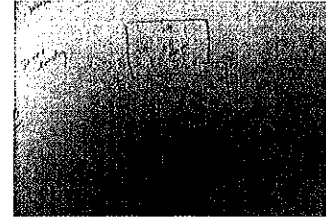
LAKE FOREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-032-030-20	03/08/2024 003	401	116,150	49,470
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	66,680	52,796
				E.C.F.
				1.263



166 SPORLEY LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-032-031-40	11/03/2023 003	401	430,000	42,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Default	81	387,500	171,288
				E.C.F.
				2.262



168 SPORLEY LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
52-19-032-031-30	08/23/2023 003	401	121,500	42,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Default	74	79,000	75,130
				E.C.F.
				1.052



08:38 AM

DB: West Branch 2025

Neighborhoods Used: 003.LAKE FRONT PARCELS

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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
3	4	17.83	29.03	1.204
After Application of E.C.F.s		17.34	23.71	1.165

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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
DEFAULT	1.782(3)	1.782(3)	1.782(3)	1.782(3)	1.782(3)	1.782(3)
RANCH	1.782(3)	1.782(3)	1.782(3)	1.782(3)	1.782(3)	1.782(3)
	1.782(3)	1.782(3)	1.782(3)	1.782(3)	1.782(3)	1.782(3)

Single Family E.C.F. : 1.782 (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: 04/01/2022

Ending Date: 03/31/2024

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): 003 - LAKE FRONT PARCELS

Max # of Res. Buildings: 30	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 5.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 5.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 5.00