Neighborhoods Used: VILLA - VILLAGE UNPLATTED, RURAL - AGRICULTURAL, 19 - VILLAGE PLATTED, 22 - RURAL RESIDENTIAL, LOT-1 - OFF LAKE LOTS--TYPE 1, LOT-2 - OFF LAKE LOTS--TYPE 2, LOT-3 - OFF LAKE LOTS--TYPE 3

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
170	297	21.17	31.48	1.052
After Application of E.C.F.s		20.21	29.69	1.048

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 3/4 STORY	0.706(1)	0.706(1)	0.706(1)	0.706(1)	0.706(1)	0.706(1)
1+ STORY	0.921(8)	0.921(8)	0.921(8)	0.921(8)	0.921(8)	0.921(8)
1.5 STORY	0.981(13)	0.981(13)	0.981(13)	0.981(13)	0.981(13)	0.981(13)
BI-LEVEL	0.937(1)	0.937(1)	0.937(1)	0.937(1)	0.937(1)	0.937(1)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	0.947(1)	0.947(1)	0.947(1)	0.947(1)	0.947(1)	0.947(1)
ONE STORY	0.994(113)	0.994(113)	0.994(113)	0.994(113)	0.994(113)	0.994(113)
TRI-LEVEL	0.651(1)	0.651(1)	0.651(1)	0.651(1)	0.651(1)	0.651(1)
TWO STORY	0.957(22)	0.957(22)	0.957(22)	0.957(22)	0.957(22)	0.957(22)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.976 (160)
Mobile Home E.C.F. : 0.828 (8) --- USE ==> 0.83
Town Home E.C.F. : 0.547 (2)
Agricultural E.C.F. : 0.911 (18)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 03/31/2019
Ending Date: 04/01/2021
Terms Selected: All
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): VILLA - VILLAGE UNPLATTED, RURAL - AGRICULTURAL, 19 - VILLAGE PLATTED, 22 - RURAL RESIDENTIAL, LOT-1 - OFF LAKE LOTS--TYPE 1, LOT-2 - OFF LAKE LOTS--TYPE 2, LOT-3 - OFF LAKE LOTS--TYPE 3

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 10
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 0
Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 0.00