Neighborhoods Used: RC007 - RC_HOMES OF BAYBERRY FARMS

5886 TRILLIUM LANE SW

| Parcel Number | ** | Valid Sale | ** Class | AdjSalePrice | LandValue |
|---|---|---|---|---|---|
| 41-17-33-429-012 | | 05/14/2021 RC007 | 407 | 250,000 | 27,000 |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | CONDOMINIUM | 77 | 223,000 | 189,691 | 1.176 |

5852 TRILLIUM LANE SW

| Parcel Number | ** | Valid Sale | ** Class | AdjSalePrice | LandValue |
|---|---|---|---|---|---|
| 41-17-33-429-024 | | 04/27/2021 RC007 | 407 | 245,500 | 27,000 |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | CONDOMINIUM | 77 | 218,500 | 201,281 | 1.086 |

5862 TRILLIUM LANE SW

| Parcel Number | ** | Valid Sale | ** Class | AdjSalePrice | LandValue |
|---|---|---|---|---|---|
| 41-17-33-429-021 | | 03/05/2021 RC007 | 407 | 250,000 | 27,000 |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | CONDOMINIUM | 77 | 223,000 | 203,875 | 1.094 |

5743 WINEBERRY LANE SW

| Parcel Number | ** | Valid Sale | ** Class | AdjSalePrice | LandValue |
|---|---|---|---|---|---|
| 41-17-33-429-032 | | 05/15/2020 RC007 | 407 | 217,000 | 27,000 |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | CONDOMINIUM | 77 | 190,000 | 181,519 | 1.047 |

Neighborhoods Used: RC007 - RC_HOMES OF BAYBERRY FARMS

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

| # Valid Sales | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
|---|---|---|---|---|
| 4 | 0 | 2.70 | 3.84 | 1.002 |
| After Application of E.C.F.s | | 2.69 | 3.84 | 1.002 |

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

| * Style * | 91..100 | 81..90 | 71..80 | 61..70 | 51..60 | 0..50 |
|---|---|---|---|---|---|---|
| 1 STY | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 1 STY DL | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 1 STY PLUS | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 1 STY WO | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 1.25 STY | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 1.25 STY DL | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 1.25 STY WO | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 1.5 STY | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 1.5 STY DL | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 1.5 STY WO | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 1.75 STY | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 1.75 STY DL | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 1.75 STY WO | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 2 STY | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 2 STY DL | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 2 STY WO | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| 4 UNIT | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| BI LEVEL | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| BI LEVEL WO | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| CONDO END | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| CONDO INTERIOR | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| CONDOMINIUM | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| DUPLEX 1 STY | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| DUPLEX 1 STY DL | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| DUPLEX 1 STY WO | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| TOWNHM 2 STY | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| TOWNHM 2 STY DL | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| TOWNHM 2 STY WO | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| TRI LEVEL | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| TRI LEVEL WO | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |
| | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) | 1.101( 4) |

Single Family E.C.F. : 1.101 (4)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
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): RC007 - RC_HOMES OF BAYBERRY FARMS

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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): 0.50
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.50
Maximum E.C.F. (Commercial): 3.00