

02/16/2026  
07:36 PM

Neighborhoods Used: 2000 - 2000 COMMERCIAL

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1009 NEWBERRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-003-250-3600	07/26/2024 2000	201	75,000	17,285
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	57715	80290	0.719	

18568 CO RD 407

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
003-006-006-0900	08/22/2022 2000	201	230,000	26,720
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	203280	188155	1.080	

Neighborhoods Used: 2000 - 2000 COMMERCIAL

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	0	0	0	0	0	0
	0	0	0	0	0	0
Total Single Family Costs by Manual :	0					
Total Mobile Home Costs by Manual :	0					
Total Town Home Costs by Manual :	0					
Total Agricultural Costs by Manual :	0					
Total Commercial Costs by Manual :	268,445					

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	0	0	0	0	0	0
	0	0	0	0	0	0
Total Single Family Sale Residual Values :	0					
Total Mobile Home Sale Residual Values :	0					
Total Town Home Sale Residual Values :	0					
Total Agricultural Sale Residual Values :	0					
Total Commercial Sale Residual Values :	260,995					

Statistics for this Analysis						
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
2	6	14.10	23.20	1.091	0.899	0.899
After Application of E.C.F.s		14.15	23.31	1.091		

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
Single Family E.C.F. :	1.000 (0)					
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. :	0.972 (2)					

Settings for this Analysis

Starting Date: 04/01/2022  
Ending Date: 03/31/2025  
Terms Selected: 2  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 2000 - 2000 COMMERCIAL

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