

02/16/2026  
05:53 PM

Neighborhoods Used: 2001 - COMMERCIAL VACANT

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1002 NEWBERRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-206-250-0100	09/21/2022 2001	201	75,000	29,200
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	45800	79333	0.577	

320 NEWBERRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-100-100-0750	07/21/2022 2001	201	110,000	28,188
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	81812	70401	1.162	

Neighborhoods Used: 2001 - COMMERCIAL VACANT

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 : 149,734

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 : 127,612

Statistics for this Analysis						
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
2	0	19.03	33.24	1.047	0.869	0.869
After Application of E.C.F.s		18.95	33.06	1.046		

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. : 0.852 (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): 2001 - COMMERCIAL VACANT

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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): 0.10
	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