

Neighborhoods Used: 4010 - 4010 MOBILE HOMES

202 W AVE C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-140-1200	03/04/2025 4010	401	119,000	11,445	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	DEFAULT	68	107,555	69,889	1.539

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
003-003-002-1470	12/21/2023 4010	401	45,000	16,450	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	DEFAULT	71	28,550	58,483	0.488

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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 : 128,371  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

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 : 136,105  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis						
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
2	0	29.48	59.11	1.232	1.014	1.014
After Application of E.C.F.s		29.38	58.85	1.231		

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. : 1.060 (2)  
 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: 04/01/2023  
 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): 4010 - 4010 MOBILE HOMES

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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