

Neighborhoods Used: BAYVA.BAY VALLEY ESTATES

4580 S BAY VALLEY DR	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number	04/06/2021	BAYVA	401		680,000	171,739
001-180-009-00	%Good	ResidualValue	CostByManual	E.C.F.		
Occupancy	77	508,261	515,107	0.987		
Single Family	B					

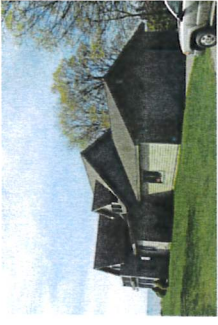


Neighborhoods Used: 181.BAY VIEW PINES

5579 S SPYGLASS RIDGE DR
 Parcel Number 09/30/2022 181 ** Valid Sale 401 ** Class 401 AdjSalePrice 1,100,000 LandValue 133,399
 001-181-004-00 Style %Good 95 ResidualValue 966,601 CostByManual 775,846 E.C.F. 1.246
 Occupancy B
 Single Family



10621 E ANCHOR WAY
 Parcel Number 12/14/2021 181 ** Valid Sale 401 ** Class 401 AdjSalePrice 775,000 LandValue 152,501
 001-181-038-00 Style %Good 82 ResidualValue 622,499 CostByManual 482,658 E.C.F. 1.290
 Occupancy B
 Single Family



Neighborhoods Used: 675 - ROLLING HILLS ESTATES, 161 - BINGHAM RIDGE "190", SHORE - SHOREVIEWHILLS, TMBRD - TIMBERRIDGE, 610 - MONTEREY HILLS, 764 - VALLEY VIEW

Single Family Computed Costs by Manual

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
A	0	0	0	0	0	0
B	3,611,500	3,611,500	3,611,500	3,611,500	3,611,500	3,611,500
BC	1,114,920	1,114,920	1,114,920	1,114,920	1,114,920	1,114,920
C	0	0	0	0	0	0
C+	0	0	0	0	0	0
CD	0	0	0	0	0	0
D	0	0	0	0	0	0

Total Single Family Costs by Manual : 4,726,420
 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 : 0

Single Family Sale Residual Values

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
A	0	0	0	0	0	0
B	3,498,588	3,498,588	3,498,588	3,498,588	3,498,588	3,498,588
BC	1,038,595	1,038,595	1,038,595	1,038,595	1,038,595	1,038,595
C	0	0	0	0	0	0
C+	0	0	0	0	0	0
CD	0	0	0	0	0	0
D	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,537,183
 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 : 0

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	22	4.57	6.46	1.009
After Application of E.C.F.s		4.21	6.31	1.006

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
A	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
B	0.969 (5)	0.969 (5)	0.969 (5)	0.969 (5)	0.969 (5)	0.969 (5)
BC	0.932 (2)	0.932 (2)	0.932 (2)	0.932 (2)	0.932 (2)	0.932 (2)
C	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
C+	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
CD	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
D	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)

Single Family E.C.F. : 0.960 (7)
 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: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 3
 Analyze by Style: X
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data : X
 Show Costs and Residuals: X
 Use Infl. Adj. Sale Prices: X
 Neighborhood(s): 675 - ROLLING HILLS ESTATES, 161 - BINGHAM RIDGE "190", SHORE - SHOREVIEWHILLS, TMBRD - TIMBERRIDGE, 610 - MONTEREY HILLS, 764 - VALLEY VIEW

Neighborhoods Used: 675 - ROLLING HILLS ESTATES, 161 - BINGHAM RIDGE "190", SHORE - SHOREVIEWHILLS, TMBRD - TIMBERRIDGE, 610 - MONTEREY HILLS, 764 - VALLEY VIEW

3161 S CANDACE LN	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	05/24/2022	401	539,000	51,024
001-761-002-00	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	81	487,976	515,843	0.946
Single Family	B			



6775 S CAROL ANN DR	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	04/06/2022	401	1,100,000	153,668
001-675-019-01	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	99	946,332	950,712	0.995
Single Family	B			



7875 E ROSIE DR	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	11/10/2021	401	650,000	71,628
001-764-002-00	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	97	578,372	614,127	0.942
Single Family	BC			



10037 E PALISADES LN	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	08/27/2021	401	765,000	154,809
001-610-003-00	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	83	610,191	633,333	0.963
Single Family	B			



6770 S ROLLING HILLS DR	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	07/23/2021	401	950,000	155,607
001-675-001-01	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	99	794,393	726,520	1.093
Single Family	B			



5800 S CALLE COURT	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	06/17/2021	401	749,900	90,204
001-610-017-00	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	95	659,696	785,092	0.840
Single Family	B			



7991 E ROSIE DR	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	04/23/2021	401	529,000	68,777
001-764-001-00	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	88	460,223	500,792	0.919
Single Family	BC			

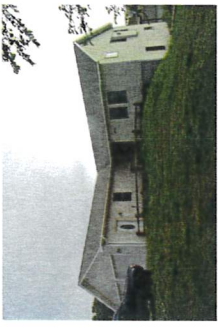


Neighborhoods Used: BOONE - BOONE-AIRE, EDWRD - EDWARD M CUMMINGS/LEELANAU TERRACE, 555IH - INDEPENDENCE HILLS
556IH - INDEPENDENCE HILLS 2, 680 - SCENIC VIEW ESTATES, 770-5 - WHISPERING HILLS, 790 - WOODSIDE HILLS

7128 S WHISPERING HILLS									
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue			
001-770-010-00		06/03/2022		770-5 401	375,000	67,024			
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.			
Single Family		70		307,976	201,445	1.529			



4975 S BOONE-AIRE RD									
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue			
001-210-001-00		03/04/2022		BOONE 401	440,000	45,758			
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.			
Single Family		84		394,242	340,940	1.156			



7085 S WHISPERING HILLS									
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue			
001-770-004-00		12/10/2021		770-5 401	346,000	43,203			
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.			
Single Family		99		302,797	352,035	0.860			



4291 S SCENIC VIEW DR									
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue			
001-680-020-00		07/23/2021		680 401	270,000	27,000			
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.			
Single Family		70		243,000	173,397	1.401			



7096 S WHISPERING HILLS									
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue			
001-770-007-00		07/20/2021		770-5 401	345,000	44,225			
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.			
Single Family		99		300,775	349,416	0.861			



Neighborhoods Used: 230.DONNYBROOK FARMS

11133 E MEADOW VIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 001-230-005-00 08/05/2022 230 401 609,000 51,601
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family B 95 557,399 643,213 0.867



2085 S COUNTRY LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 001-230-021-00 06/29/2022 230 401 449,900 61,632
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family BC 90 388,268 409,751 0.948



11100 E MEADOW VIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 001-230-020-00 12/23/2021 230 401 385,000 54,140
 Occupancy %Good ResidualValue CostByManual E.C.F.
 Single Family B 85 330,860 287,355 1.151



Neighborhoods Used: 672.PATHWAYS

2824 S PINE MEADOW PATH	**	Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	08/12/2021	672	401	345,000	28,003
001-672-024-01	%Good		ResidualValue	CostByManual	E.C.F.
Occupancy	89		316,997	359,761	0.881
Single Family	BC				

