

Neighborhoods Used: INDIA - INDIANHEAD, HIDDN - HIDDEN HAMLET

610 APACHE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-10-501-100	03/10/2023 INDIA	401	315,000	9,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	61	306,000	253,001	1.209

171 SUNDANCE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-30-002-300	08/26/2021 INDIA	401	117,000	6,420	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	50	110,580	91,326	1.211

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Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	0.22	0.31	1.001
After Application of E.C.F.s		0.05	0.08	1.000

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)
1 STORY	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)
1+ STORY	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)
2 STORY	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)
CAMP	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)
DEFAULT	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)
GARAGE	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)
MOBILE HOME	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)
RANCH	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)	1.210(2)

- Single Family E.C.F. : 1.210 (2)
- 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: All
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data : X
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): INDIA - INDIANHEAD, HIDDN - HIDDEN HAMLET

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

Neighborhoods Used: DEFLT - 1, U.S.2 - U.S 2 RESID'L., PREQ. - PRESQUE ISLE RIVER, EAST2 - EAST ON 2, DEFAU -
DEFAULT M-28, bingo - BINGO-VILLE, THOMA - THOMASTON LOCATION, L.SUP - LAKE SUPERIOR
PARCELS, PLMTH - PLYMOUTH LOC., CHANE - CHANEY LAKE RD. AREA, PIKKA - PIKKA, KORPELA, OLD
2, SAMPSON, PUUMALA, CNRVL - 1, TC - TIMBER CUTOVER, CAMPS - CAMPS

600 S PLYMOUTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-11-901-210	10/21/2022 PLMTH	401	392,900	27,280	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	83	365,620	334,876	1.092

1610 N COUNTY RD 519

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-28-000-310	08/12/2022 TC	501	150,000	78,593	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAMP	74	71,407	63,794	1.119

!!MULTI-PARCEL SALE!!

601 DRIER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-10-401-200	03/30/2022 bingo	401	30,000	22,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	GARAGE	87	8,000	12,853	0.622

351 HWY M28

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-08-000-700	08/09/2021 DEFAU	401	40,000	28,655	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAMP	83	11,345	58,752	0.193

