

Neighborhoods Used: 02176 - EBINGER, 02178 - MAPLE TERRACE, 02110 - CLIMAX VILLAGE, 03426 - SUNNYMEADE

126 E HANCOCK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-02-302-441 02/04/2022 02110 401 148,000 28,480
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 119,520 140,291 0.852

151 EBINGER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-02-176-260 02/04/2022 02176 401 145,000 21,170
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 67 123,830 102,170 1.212

345 S MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-02-302-181 08/03/2021 02110 401 115,000 25,197
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STORY 70 89,803 115,800 0.775

335 PRAIRIE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-02-178-240 06/14/2021 02178 401 255,000 39,191
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 85 215,809 276,495 0.781

134 SHELDON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-02-160-701 06/10/2021 02110 401 147,000 32,725
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 85 114,275 133,025 0.859

120 S CHURCH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-02-302-350 05/14/2021 02110 401 158,000 21,258
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 54 136,742 136,167 1.004

338 PRAIRIE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-02-178-100 04/28/2021 02178 401 275,000 47,120
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 227,880 288,299 0.790

220 N CHURCH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-02-160-110 04/02/2021 02110 401 137,500 20,792
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STORY 80 116,708 137,359 0.850

313 E MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-02-160-750 01/15/2021 02110 401 107,000 58,291
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 54 48,709 122,844 0.397

118 WATSON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-03-435-300 01/11/2021 02110 401 159,000 22,198
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STORY 58 136,802 124,214 1.101

145 N CHURCH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-02-160-210 12/28/2020 02110 401 135,000 20,267
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 49 114,733 106,594 1.076

135 SHELDON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-02-160-630 12/15/2020 02110 401 110,000 29,825
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 59 80,175 107,674 0.745

118 S MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-03-435-280 11/19/2020 02110 401 133,900 45,926
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 55 87,974 117,929 0.746

10/25/2022
03:21 PM

ECF Analysis for: 12 - CLIMAX TOWNSHIP

Page: 2/4
DB: 2023 Climax

Neighborhoods Used: 02176 - EBINGER, 02178 - MAPLE TERRACE, 02110 - CLIMAX VILLAGE, 03426 - SUNNYMEADE

230 SNAPDRAGON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
12-03-430-170	10/27/2020 03426	401	187,900	38,023	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62	149,877	139,290	1.076

329 PRAIRIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
12-02-178-270	10/26/2020 02178	401	235,500	41,305	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	194,195	266,514	0.729

345 E MAPLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
12-02-180-020	10/08/2020 02110	401	155,325	28,702	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STORY	49	126,623	120,914	1.047

135 W HANCOCK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
12-03-435-410	08/28/2020 02110	401	141,000	43,054	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	54	97,946	89,226	1.098

Neighborhoods Used: 02176 - EBINGER, 02178 - MAPLE TERRACE, 02110 - CLIMAX VILLAGE, 03426 - SUNNYMEADE

<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
1.25-1.75 STORY	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806
BI-LEVEL	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806
BUNGELOW	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806
CONDO	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806
DUPLEX	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806
MOD/MANUF	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806
OTHER	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806
QUAD/TRI-LEVEL	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806
RANCH	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806
TWO STORY	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806	2,524,806

Total Single Family Costs by Manual : 2,524,806
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
1.25-1.75 STORY	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601
BI-LEVEL	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601
BUNGELOW	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601
CONDO	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601
DUPLEX	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601
MOD/MANUF	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601
OTHER	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601
QUAD/TRI-LEVEL	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601
RANCH	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601
TWO STORY	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601	2,181,601

Total Single Family Sale Residual Values : 2,181,601
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
17	7	13.55	17.77	1.000
After Application of E.C.F.s		13.63	18.18	1.002

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
1.25-1.75 STORY	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)
BI-LEVEL	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)
BUNGELOW	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)
CONDO	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)
DUPLEX	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)
MOD/MANUF	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)
OTHER	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)
QUAD/TRI-LEVEL	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)
RANCH	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)
TWO STORY	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)	0.864 (17)

Single Family E.C.F. : 0.864 (17)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :

Neighborhoods Used: 02176 - EBINGER, 02178 - MAPLE TERRACE, 02110 - CLIMAX VILLAGE, 03426 - SUNNYMEADE

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 02176 - EBINGER, 02178 - MAPLE TERRACE, 02110 - CLIMAX VILLAGE, 03426 - SUNNYMEADE

Max # of Res. Buildings: 30

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