

01/06/2023

ECF Analysis for: 017 - UNIT '017' OREGON TWP

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DB: Oregon Township 2023

Neighborhoods Used: 080 - ARROW HEAD SECTION 20

, 220 - HAYDEN PLACE SECTION 20, 400 - OREGON TRAIL

SECTION 20, 500 - PLEASURE VIEW SUB SECTION 20

2260 ARROW HEAD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-080-034-00	03/11/2022 080	401	170,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	63	149,751	107,774
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	249	179	1.389	



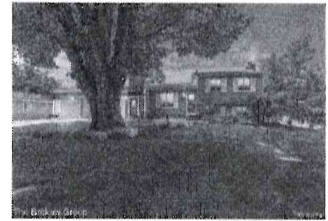
5488 LINGER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-220-008-00	11/02/2021 220	401	237,900	23,119
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	76	214,781	188,766



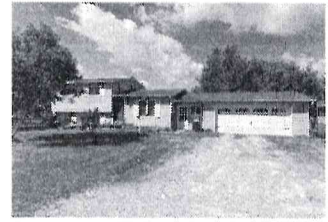
2375 INDIAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-080-010-00	10/21/2021 080	401	189,900	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	63	169,900	138,059



2305 INDIAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-080-005-00	09/22/2021 080	401	140,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	65	120,000	126,199



5411 COLDWATER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-400-002-00	09/10/2021 400	401	185,000	21,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	55	156,765	139,728
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7235	6449	1.122	



1.114

2405 ARROW HEAD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-080-057-00	09/07/2021 080	401	235,500	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	65	215,500	148,744



5485 LINGER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-220-026-00	08/31/2021 220	401	300,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	280,000	216,961



2270 ARROW HEAD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-080-033-00	04/30/2021 080	401	230,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	64	210,000	141,865

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DB: Oregon Township 2023

Neighborhoods Used: 080 - ARROW HEAD SECTION 20 , 220 - HAYDEN PLACE SECTION 20, 400 - OREGON TRAIL
SECTION 20, 500 - PLEASURE VIEW SUB SECTION 20

5460 COLUMBIA CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
017-400-010-00		08/28/2020	400	401	145,000	21,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	59	124,000	115,966	1.069	



5439 OREGON TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
017-400-021-00		08/11/2020	400	401	154,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	60	134,000	150,075	0.893	



5435 COLDWATER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
017-400-004-00		05/15/2020	400	401	213,750	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	79	193,750	186,886	1.037	



2351 ARROW HEAD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
017-080-053-00		04/08/2020	080	401	146,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	63	126,000	127,626	0.987	



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ECF Analysis for: 017 - UNIT '017' OREGON TWP

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DB: Oregon Township 2023

Neighborhoods Used: 080 - ARROW HEAD SECTION 20 , 220 - HAYDEN PLACE SECTION 20, 400 - OREGON TRAIL
SECTION 20, 500 - PLEASURE VIEW SUB SECTION 20

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648
1+ STORY	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648
1-1/2 STORY	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648
1-3/4 STORY	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648
1.25 STORY	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648
2 STORY	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648
BI-LEVEL	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648
TRI-LEVEL	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648	1,788,648

Total Single Family Costs by Manual : 1,788,648
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 6,628
 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 STORY	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447
1+ STORY	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447
1-1/2 STORY	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447
1-3/4 STORY	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447
1.25 STORY	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447
2 STORY	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447
BI-LEVEL	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447
TRI-LEVEL	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447	2,094,447

Total Single Family Sale Residual Values : 2,094,447
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 7,484
 Total Commercial Sale Residual Values : 0

		Statistics for this Analysis		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	0	11.90	14.29	1.022
After Application of E.C.F.s		11.85	14.25	1.021

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)
1+ STORY	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)
1-1/2 STORY	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)
1-3/4 STORY	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)
1.25 STORY	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)
2 STORY	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)
BI-LEVEL	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)
TRI-LEVEL	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)	1.171(12)

Single Family E.C.F. : 1.171 (12)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.129 (2)
 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:	X
Analyze by %Good:	
Show Valid Data :	X
Show Invalid Data :	
Show Costs and Residuals:	X
Use Infl. Adj. Sale Prices:	
Neighborhood(s):	080 - ARROW HEAD SECTION 20 , 220 - HAYDEN PLACE SECTION 20, 400 - OREGON TRAIL SECTION 20, 500 - PLEASURE VIEW SUB SECTION 20

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Neighborhoods Used: 080 - ARROW HEAD SECTION 20 , 220 - HAYDEN PLACE SECTION 20, 400 - OREGON TRAIL
SECTION 20, 500 - PLEASURE VIEW SUB SECTION 20

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

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ECF Analysis for: 017 - UNIT '017' OREGON TWP

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DB: Oregon Township 2023

Neighborhoods Used: 060 - APACHE SPRINGS SECTION 4 , 180 - FRASER MANOR SECTION 10, 480 - PLEASANT VIEW HEIGHTS SECTION 7, 320 - LAKEVIEW TERRACE SECTION 8

4832 APACHE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-060-012-00	12/06/2021 060	401	195,000	15,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	72	180,000	182,071
				E.C.F. 0.989

No Image
on File

3305 PLEASANT VIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-480-004-00	07/09/2021 480	401	255,000	30,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	56	225,000	139,125
				E.C.F. 1.617



4840 APACHE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-060-011-00	12/21/2020 060	401	149,900	15,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	64	134,900	173,499
				E.C.F. 0.778



5849 LAKE CREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-480-015-00	12/01/2020 480	401	430,000	120,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	61	310,000	240,749
				E.C.F. 1.288



5836 LAKE CREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-480-007-00	04/03/2020 480	401	167,900	30,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	52	137,900	121,127
				E.C.F. 1.138



1.153

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DB: Oregon Township 2023

Neighborhoods Used: 060 - APACHE SPRINGS SECTION 4, 180 - FRASER MANOR SECTION 10, 480 - PLEASANT VIEW
HEIGHTS SECTION 7, 320 - LAKEVIEW TERRACE SECTION 8

<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	856,570	856,570	856,570	856,570	856,570	856,570	
1+ STORY	856,570	856,570	856,570	856,570	856,570	856,570	
1-1/2 STORY	856,570	856,570	856,570	856,570	856,570	856,570	
1-3/4 STORY	856,570	856,570	856,570	856,570	856,570	856,570	
1.25 STORY	856,570	856,570	856,570	856,570	856,570	856,570	
2 STORY	856,570	856,570	856,570	856,570	856,570	856,570	
BI-LEVEL	856,570	856,570	856,570	856,570	856,570	856,570	
TRI-LEVEL	856,570	856,570	856,570	856,570	856,570	856,570	
	856,570	856,570	856,570	856,570	856,570	856,570	

Total Single Family Costs by Manual	:	856,570
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

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Total Single Family Sale Residual Values	:	987,800
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
5	1	17.02	21.40	1.049
After Application of E.C.F.s		18.15	22.34	1.054

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

* Style *
91..100      81..90      71..80      61..70      51..60      0..50
1 STORY      1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)
1+ STORY     1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)
1-1/2 STORY  1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)
1-3/4 STORY  1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)
1.25 STORY   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)
2 STORY      1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)
BI-LEVEL     1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)
TRI-LEVEL    1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)
              1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)   1.153( 5)

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Single Family E.C.F. : 1.153 (5)
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: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 060 - APACHE SPRINGS SECTION 4 , 180 - FRASER MANOR SECTION 10, 480 -
PLEASANT VIEW HEIGHTS SECTION 7, 320 - LAKEVIEW TERRACE SECTION 8

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ECF Analysis for: 017 - UNIT '017' OREGON TWP

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DB: Oregon Township 2023

Neighborhoods Used: 060 - APACHE SPRINGS SECTION 4 , 180 - FRASER MANOR SECTION 10, 480 - PLEASANT VIEW
HEIGHTS SECTION 7, 320 - LAKEVIEW TERRACE SECTION 8

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

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ECF Analysis for: 017 - UNIT '017' OREGON TWP

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DB: Oregon Township 2023

Neighborhoods Used: 201 - GROVER PARK WATER SECTION 8, 200 - GROVER PARK SECTION 8, 280 - HOLLOWAY HILLS #1
SECTION 8, 283 - HOLLOWAY HILLS #3 SECTION 8, 670 - SYCAMORE MAQUIS SECTION 5

3049 HAROLD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-200-011-00 02/03/2022 200 401 266,000 31,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 224,623 168,096 1.336
Agricultural Buildings: ResidualValue CostByManual E.C.F.
9877 7391 1.336



5060 MOUNT MORRIS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-670-049-00 02/03/2022 670 401 135,900 21,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 51 114,900 64,878 1.771



3024 HAROLD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-200-008-00 11/05/2021 200 401 200,000 33,959
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 56 166,041 127,014 1.307



5100 MOUNT MORRIS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-670-045-00 09/23/2021 670 401 205,000 20,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 78 185,000 162,335 1.140



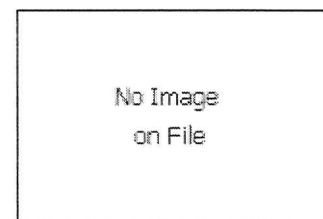
3696 BITTERSWEET DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-670-027-00 06/30/2021 670 401 194,000 20,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 174,000 131,736 1.321



3056 MERLE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-200-036-00 04/27/2021 200 401 180,000 30,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 150,000 136,982 1.095



5023 MOUNT MORRIS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-281-015-00 11/09/2020 280 401 150,000 20,250
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 61 129,750 106,080 1.223



3646 BITTERSWEET DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-670-032-00 10/30/2020 670 401 145,000 20,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 61 125,000 99,550 1.256



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1.191

01/06/2023

ECF Analysis for: 017 - UNIT '017' OREGON TWP

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DB: Oregon Township 2023

Neighborhoods Used: 201 - GROVER PARK WATER SECTION 8, 200 - GROVER PARK SECTION 8, 280 - HOLLOWAY HILLS #1
SECTION 8, 283 - HOLLOWAY HILLS #3 SECTION 8, 670 - SYCAMORE MAQUIS SECTION 5

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	996,671	996,671	996,671	996,671	996,671	996,671	
1+ STORY	996,671	996,671	996,671	996,671	996,671	996,671	
1-1/2 STORY	996,671	996,671	996,671	996,671	996,671	996,671	
1-3/4 STORY	996,671	996,671	996,671	996,671	996,671	996,671	
1.25 STORY	996,671	996,671	996,671	996,671	996,671	996,671	
2 STORY	996,671	996,671	996,671	996,671	996,671	996,671	
BI-LEVEL	996,671	996,671	996,671	996,671	996,671	996,671	
TRI-LEVEL	996,671	996,671	996,671	996,671	996,671	996,671	
	996,671	996,671	996,671	996,671	996,671	996,671	

Total Single Family Costs by Manual : 996,671
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 7,391
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 STORY	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	
1+ STORY	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	
1-1/2 STORY	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	
1-3/4 STORY	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	
1.25 STORY	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	
2 STORY	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	
BI-LEVEL	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	
TRI-LEVEL	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	
	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	1,269,314	

Total Single Family Sale Residual Values : 1,269,314
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 9,877
Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
8	1	7.38	10.38	0.996	
After Application of E.C.F.s		7.66	10.83	0.995	

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	
1+ STORY	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	
1-1/2 STORY	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	
1-3/4 STORY	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	
1.25 STORY	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	
2 STORY	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	
BI-LEVEL	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	
TRI-LEVEL	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	
	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	1.274 (8)	

Single Family E.C.F. : 1.274 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.336 (1)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<&

Neighborhoods Used: 201 - GROVER PARK WATER SECTION 8, 200 - GROVER PARK SECTION 8, 280 - HOLLOWAY HILLS #1
SECTION 8, 283 - HOLLOWAY HILLS #3 SECTION 8, 670 - SYCAMORE MAQUIS SECTION 5

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

01/06/2023

ECF Analysis for: 017 - UNIT '017' OREGON TWP

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DB: Oregon Township 2023

Neighborhoods Used: 710 - WINCHESTER HILLS SECTION 20, 720 - WINCHESTER HILLS #2 SECTION 20, 610 - SPRING MEADOWS SECTION 20, 620 - SPRING MEADOWS #2 SECTION 20

5164 WINCHESTER PASS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-720-052-00	12/08/2021 720	401	237,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	70	217,000	168,778
				E.C.F. 1.286



5200 REMINGTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-710-008-00	12/03/2021 710	401	150,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	59	130,000	97,106
				E.C.F. 1.339

No Image
on File

2439 SAVAGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-710-010-00	10/11/2021 710	401	168,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	59	148,000	104,565
				E.C.F. 1.415



5321 COLDWATER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-610-004-00	07/06/2021 610	401	194,000	30,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	61	164,000	119,537
				E.C.F. 1.372



2400 SAVAGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-710-027-00	06/28/2021 710	401	200,000	22,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	59	166,864	98,561
Agricultural Buildings:			ResidualValue 11136	CostByManual 6578
				E.C.F. 1.693



5188 WINCHESTER PASS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-720-048-00	04/30/2021 720	401	235,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	63	209,811	146,217
Agricultural Buildings:			ResidualValue 5189	CostByManual 3616
				E.C.F. 1.435

No Image
on File

5130 N SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-720-074-00	08/07/2020 720	401	170,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	59	150,000	137,122
				E.C.F. 1.094



2463 TOMAHAWK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-620-022-00	07/02/2020 610	401	167,000	33,959
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	64	133,041	137,047
				E.C.F. 0.971



1.233

01/06/2023

ECF Analysis for: 017 - UNIT '017' OREGON TWP

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DB: Oregon Township 2023

Neighborhoods Used: 710 - WINCHESTER HILLS SECTION 20, 720 - WINCHESTER HILLS #2 SECTION 20, 610 - SPRING MEADOWS SECTION 20, 620 - SPRING MEADOWS #2 SECTION 20

```

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

* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1 STORY             1,008,934    1,008,934    1,008,934    1,008,934    1,008,934    1,008,934
1+ STORY            1,008,934    1,008,934    1,008,934    1,008,934    1,008,934    1,008,934
1-1/2 STORY         1,008,934    1,008,934    1,008,934    1,008,934    1,008,934    1,008,934
1-3/4 STORY         1,008,934    1,008,934    1,008,934    1,008,934    1,008,934    1,008,934
1.25 STORY          1,008,934    1,008,934    1,008,934    1,008,934    1,008,934    1,008,934
2 STORY             1,008,934    1,008,934    1,008,934    1,008,934    1,008,934    1,008,934
BI-LEVEL            1,008,934    1,008,934    1,008,934    1,008,934    1,008,934    1,008,934
TRI-LEVEL           1,008,934    1,008,934    1,008,934    1,008,934    1,008,934    1,008,934
                   1,008,934    1,008,934    1,008,934    1,008,934    1,008,934    1,008,934

```

Total Single Family Costs by Manual : 1,008,934
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 10,194
 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 STORY             1,318,716    1,318,716    1,318,716    1,318,716    1,318,716    1,318,716
1+ STORY            1,318,716    1,318,716    1,318,716    1,318,716    1,318,716    1,318,716
1-1/2 STORY         1,318,716    1,318,716    1,318,716    1,318,716    1,318,716    1,318,716
1-3/4 STORY         1,318,716    1,318,716    1,318,716    1,318,716    1,318,716    1,318,716
1.25 STORY          1,318,716    1,318,716    1,318,716    1,318,716    1,318,716    1,318,716
2 STORY             1,318,716    1,318,716    1,318,716    1,318,716    1,318,716    1,318,716
BI-LEVEL            1,318,716    1,318,716    1,318,716    1,318,716    1,318,716    1,318,716
TRI-LEVEL           1,318,716    1,318,716    1,318,716    1,318,716    1,318,716    1,318,716
                   1,318,716    1,318,716    1,318,716    1,318,716    1,318,716    1,318,716

```

Total Single Family Sale Residual Values : 1,318,716
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 16,325
 Total Commercial Sale Residual Values : 0

```

<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>

# Valid # Invalid      Coefficient of      Coefficient of      Price Related
Sales   Sales          Dispersion (%)      Variation (%)      Differential
   8       0             10.48             14.40             1.009
After Application of E.C.F.s 10.47             14.11             1.008

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

* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1 STORY             1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)
1+ STORY            1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)
1-1/2 STORY         1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)
1-3/4 STORY         1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)
1.25 STORY          1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)
2 STORY             1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)
BI-LEVEL            1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)
TRI-LEVEL           1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)
                   1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)    1.307( 8)

```

Single Family E.C.F. : 1.307 (8)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.601 (2)
 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: X
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 710 - WINCHESTER HILLS SECTION 20, 720 - WINCHESTER HILLS #2 SECTION 20, 610 - SPRING MEADOWS SECTION 20, 620 - SPRING MEADOWS #2 SECTION 20

```

1.233

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

01/06/2023

ECF Analysis for: 017 - UNIT '017' OREGON TWP

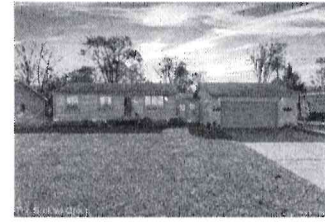
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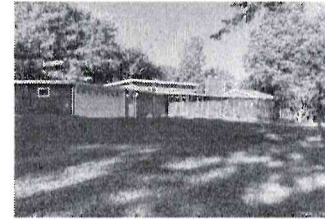
DB: Oregon Township 2023

Neighborhoods Used: 101 - BROOKDALE SECTION 21 , 650 - SUPERVISOR'S PLAT #2 SECTION 23, 410 -
ORE-LAN-CO SECTION 22, 580 - SKINNER LAKE SUB SECTION 22

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-103-027-00	12/10/2021 101	401	215,000	14,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	200,300	144,967
				E.C.F. 1.382



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-580-052-00	11/30/2021 580	401	305,000	76,925
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	228,075	234,157
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	0	0	0.974	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-580-009-00	10/25/2021 580	401	125,000	104,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	56	21,000	114,607
				E.C.F. 0.183



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-103-036-00	09/20/2021 101	401	189,000	18,973
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	60	170,027	137,914
				E.C.F. 1.233



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-650-035-00	07/14/2021 650	401	180,000	74,250
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	53	105,750	102,691
				E.C.F. 1.030



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-580-116-00	06/28/2021 580	401	140,000	38,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	48	101,600	39,487
				E.C.F. 2.573



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-650-081-00	05/20/2021 650	401	135,000	18,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	53	116,250	59,027
				E.C.F. 1.969



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-580-094-00	04/30/2021 580	401	500,000	80,580
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	84	419,420	548,924
				E.C.F. 0.764



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DB: Oregon Township 2023

Neighborhoods Used: 101 - BROOKDALE SECTION 21 , 650 - SUPERVISOR'S PLAT #2 SECTION 23, 410 -
ORE-LAN-CO SECTION 22, 580 - SKINNER LAKE SUB SECTION 22

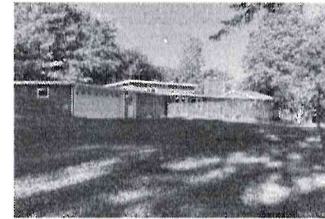
2223 GRAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-650-056-00	04/13/2021 650	401	135,000	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	55	90,000	81,607
				E.C.F. 1.103



4193 SKINNER LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-580-052-00	02/10/2021 580	401	162,000	76,925
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	85,075	234,157
Agricultural Buildings:			ResidualValue	CostByManual
			0	0
				E.C.F. 0.363



2035 HICKORY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-650-098-00	12/09/2020 650	401	87,000	22,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	61	64,500	65,691
				E.C.F. 0.982



2215 GRAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-650-059-00	10/13/2020 650	401	100,000	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	47	55,000	55,634
				E.C.F. 0.989



2276 DORIS CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-103-018-00	10/06/2020 101	401	217,500	14,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	70	198,330	217,396
Agricultural Buildings:			ResidualValue	CostByManual
			4470	4900
				E.C.F. 0.912



4109 SKINNER LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-580-072-00	07/21/2020 580	401	232,500	44,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	187,442	194,796
Agricultural Buildings:			ResidualValue	CostByManual
			1058	1099
				E.C.F. 0.962



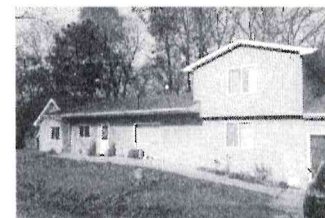
4307 SKINNER LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-580-033-00	07/20/2020 580	401	90,000	76,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	45	14,000	43,278
				E.C.F. 0.323



2081 GRAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-650-128-00	07/08/2020 650	401	165,000	33,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	131,250	144,719
				E.C.F. 0.907



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ECF Analysis for: 017 - UNIT '017' OREGON TWP

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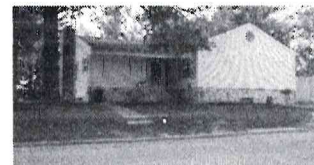
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DB: Oregon Township 2023

Neighborhoods Used: 101 - BROOKDALE SECTION 21 , 650 - SUPERVISOR'S PLAT #2 SECTION 23, 410 -
ORE-LAN-CO SECTION 22, 580 - SKINNER LAKE SUB SECTION 22

2243 GRAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
017-650-051-00	04/22/2020 650	401	130,000	45,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	85,000	123,093	0.691



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DB: Oregon Township 2023

Neighborhoods Used: 101 - BROOKDALE SECTION 21 , 650 - SUPERVISOR'S PLAT #2 SECTION 23, 410 -
ORE-LAN-CO SECTION 22, 580 - SKINNER LAKE SUB SECTION 22

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145
1+ STORY	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145
1-1/2 STORY	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145
1-3/4 STORY	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145
1.25 STORY	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145
2 STORY	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145
BI-LEVEL	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145
TRI-LEVEL	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145	2,542,145

Total Single Family Costs by Manual : 2,542,145
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 5,999
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 STORY	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019
1+ STORY	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019
1-1/2 STORY	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019
1-3/4 STORY	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019
1.25 STORY	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019
2 STORY	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019
BI-LEVEL	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019
TRI-LEVEL	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019	2,273,019

Total Single Family Sale Residual Values : 2,273,019
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 5,528
Total Commercial Sale Residual Values : 0

<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
17	4	23.67	32.51	0.997
After Application of E.C.F.s		23.70	32.98	1.002

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)
1+ STORY	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)
1-1/2 STORY	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)
1-3/4 STORY	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)
1.25 STORY	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)
2 STORY	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)
BI-LEVEL	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)
TRI-LEVEL	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)	0.894 (17)

Single Family E.C.F. : 0.894 (17)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.921 (4)
Commercial E.C.F. : 1.000 (0)

1.037

<<<<<<<<<< Settings for this Analysis >>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 101 - BROOKDALE SECTION 21 , 650 - SUPERVISOR'S PLAT #2 SECTION 23,
410 - ORE-LAN-CO SECTION 22, 580 - SKINNER LAKE SUB SECTION 22

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DB: Oregon Township 2023

Neighborhoods Used: 101 - BROOKDALE SECTION 21 , 650 - SUPERVISOR'S PLAT #2 SECTION 23, 410 -
ORE-LAN-CO SECTION 22, 580 - SKINNER LAKE SUB SECTION 22

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: 360 - MILES SUB SECTION 20, 440 - PLEASANT HEIGHTS SECTION 28, 460 - PLEASANT VIEW SUB SECTION 20

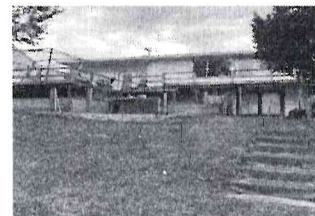
2140 MILES RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
017-360-127-50	12/23/2021 360	401	100,000	20,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	52	80,000	74,697	1.071

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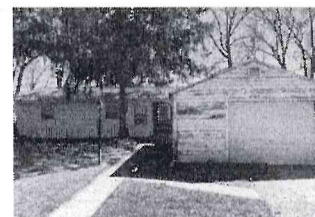
2102 MILES RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
017-360-155-00	08/19/2021 360	401	169,000	22,137	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82	146,863	120,483	1.219



1873 MILES RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
017-440-015-00	05/20/2021 440	401	205,000	79,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	50	126,000	81,529	1.545



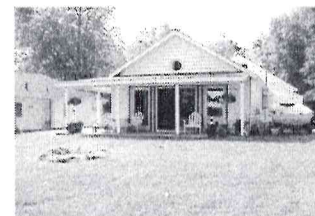
2165 W FORK RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
017-360-053-00	04/16/2021 360	401	290,500	92,800	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	197,700	104,211	1.897



2095 MILES RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
017-360-023-00	12/01/2020 360	401	163,500	64,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	99,500	75,383	1.320



2194 MARTHA HULBERT DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
017-460-010-00	08/14/2020 460	401	275,000	60,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	215,000	220,599	0.975



2209 MILES RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
017-360-050-00	06/30/2020 360	401	258,000	100,900	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	52	157,100	86,463	1.817



1.85

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ECF Analysis for: 017 - UNIT '017' OREGON TWP

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DB: Oregon Township 2023

Neighborhoods Used: 360 - MILES SUB SECTION 20, 440 - PLEASANT HEIGHTS SECTION 28, 460 - PLEASANT VIEW SUB SECTION 20

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	763,365	763,365	763,365	763,365	763,365	763,365
1+ STORY	763,365	763,365	763,365	763,365	763,365	763,365
1-1/2 STORY	763,365	763,365	763,365	763,365	763,365	763,365
1-3/4 STORY	763,365	763,365	763,365	763,365	763,365	763,365
1.25 STORY	763,365	763,365	763,365	763,365	763,365	763,365
2 STORY	763,365	763,365	763,365	763,365	763,365	763,365
BI-LEVEL	763,365	763,365	763,365	763,365	763,365	763,365
TRI-LEVEL	763,365	763,365	763,365	763,365	763,365	763,365

Total Single Family Costs by Manual : 763,365
 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 STORY	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163
1+ STORY	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163
1-1/2 STORY	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163
1-3/4 STORY	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163
1.25 STORY	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163
2 STORY	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163
BI-LEVEL	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163
TRI-LEVEL	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163	1,022,163

Total Single Family Sale Residual Values : 1,022,163
 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	2	10.70	13.33	1.016
After Application of E.C.F.s		14.45	16.70	1.021

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)
1+ STORY	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)
1-1/2 STORY	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)
1-3/4 STORY	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)
1.25 STORY	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)
2 STORY	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)
BI-LEVEL	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)
TRI-LEVEL	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)	1.339 (7)

Single Family E.C.F. : 1.339 (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:	04/01/2020
Ending Date:	03/31/2022
Terms Selected:	2
Analyze by Style:	X
Analyze by %Good:	
Show Valid Data :	X
Show Invalid Data :	
Show Costs and Residuals:	X
Use Infl. Adj. Sale Prices:	
Neighborhood(s):	360 - MILES SUB SECTION 20, 440 - PLEASANT HEIGHTS SECTION 28, 460 - PLEASANT VIEW SUB SECTION 20

Neighborhoods Used: 360 - MILES SUB SECTION 20, 440 - PLEASANT HEIGHTS SECTION 28, 460 - PLEASANT VIEW SUB SECTION 20

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