

Neighborhoods Used: AG.AGRICULTURAL

6796 E BEAVERTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
016-018-200-02	06/23/2020 AG	101	145,000	68,104	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	32	76,896	34,078	2.256

BRAND AVE

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
016-033-300-26	02/06/2020 AG	101	0	80,000

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
016-014-100-08	12/12/2019 AG	101	170,000	136,368

!!MULTI-PARCEL SALE!!

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
016-014-100-10	12/12/2019 AG	101	170,000	60,080

8811 S BRAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
016-016-300-14	09/20/2019 AG	101	125,000	32,485	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	92	77,470	148,849	0.520
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	15045	28906	0.520		

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
016-017-200-05	08/15/2019 AG	101	115,000	56,600

S BRAND AVE

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
016-020-200-03	07/16/2019 AG	101	200,000	107,540

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
016-021-100-01	04/08/2019 AG	101	190,000	106,020

Goods Used: AG.AGRICULTURAL

Single Family Computed Costs by Manual

Style *	91..100	81..90	71..80	61..70	51..60	0..50
FAULT	182,928	182,928	182,928	182,928	182,928	182,928
	182,928	182,928	182,928	182,928	182,928	182,928

Total Single Family Costs by Manual : 182,928
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 28,906
 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	154,366	154,366	154,366	154,366	154,366	154,366
	154,366	154,366	154,366	154,366	154,366	154,366

Total Single Family Sale Residual Values : 154,366
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 15,045
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	6	29.05	57.91	1.031
After Application of E.C.F.s		25.89	49.39	1.027

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	0.844(2)	0.844(2)	0.844(2)	0.844(2)	0.844(2)	0.844(2)
	0.844(2)	0.844(2)	0.844(2)	0.844(2)	0.844(2)	0.844(2)

Single Family E.C.F. : 0.844 (2)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.520 (1)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2019
 Ending Date: 03/31/2021
 Terms Selected: 1
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data : X
 Show Costs and Residuals: X
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): AG - AGRICULTURAL

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