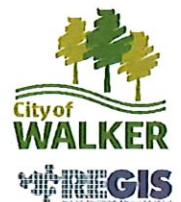


Parcels w/ECF



.F.s for Neighborhood: 00005 'ALPINE ESTATES'

Residential : 1.710
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

→ Find ECF

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

00005
Alpine Estates
- Final ECF = 1.710
- Sales Support
- Range = +92 to +112

History

2015 = ECF = Varies + Range = +82 to +102
2016 = ECF = Varies + Range = +22 to +42
2017 = ECF = Varies + Range = +62 to +82
2018 = ECF = Varies + Range = +32 to +42
2019 = ECF = Varies + Range = +62 to +92
2020 = ECF = Varies + Range = +82 to +102
2021 = ECF = Varies + Range = +42 to +62
2022 = ECF = Varies + Range = +92 to +102
2023 = ECF = Varies + Range = +92 to +112
2024 = ECF = Varies + Range = +112 to +142

Parcel Number	Street Address	Neigh.	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	2025 AV After ECF	2025 TCV After ECF	High/Low
41-13-10-276-005	1787 SANDRA ST NW	00005	01/26/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	145,600	291,200	Low + 10.012
41-13-10-276-013	1651 SANDRA ST NW	00005	06/22/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	157,800	315,600	Low + 10.192
41-13-10-277-010	1644 SANDRA ST NW	00005	04/20/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	138,100	276,200	Low + 10.302
41-13-11-127-001	2747 FREDERICK AVE NW	00005	11/10/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	206,000	412,000	High + 10.452
41-13-11-130-003	1325 BARBARA ST NW	00005	06/02/22	\$313,000	WD	03-ARM'S LENGTH	\$313,000	153,600	307,200	Low + 10.562
41-13-11-131-015	1359 TEXAS ST NW	00005	04/25/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	146,600	293,200	High + 10.552
41-13-11-132-007	2714 VALLEY AVE NW	00005	06/07/23	\$328,000	WD	03-ARM'S LENGTH	\$328,000	148,700	297,400	Low + 10.472
41-13-11-134-005	2620 EMERSON AVE NW	00005	09/07/22	\$276,000	WD	03-ARM'S LENGTH	\$276,000	129,000	258,000	Low + 10.542
41-13-11-152-005	2490 BRISTOL AVE NW	00005	05/23/22	\$224,000	WD	03-ARM'S LENGTH	\$224,000	135,500	271,000	High + 10.522
41-13-11-154-024	2419 RUDGATE DR NW	00005	06/14/23	\$376,000	WD	03-ARM'S LENGTH	\$376,000	166,800	333,600	Low + 10.462
41-13-11-154-028	2404 RUDGATE DR NW	00005	03/17/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	156,000	312,000	Low + 10.162
41-13-11-154-029	2410 RUDGATE DR NW	00005	09/23/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	172,200	344,400	High + 10.242
41-13-11-154-040	2576 BRYANWOOD DR NW	00005	08/17/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	158,400	316,800	High + 10.562
41-13-11-154-040	2576 BRYANWOOD DR NW	00005	03/08/23	\$251,600	CD	03-ARM'S LENGTH	\$251,600	158,400	316,800	High + 10.562
41-13-11-177-007	2550 VALLEY AVE NW	00005	07/14/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	185,400	370,800	High + 10.102
41-13-11-178-003	2424 ELDERWOOD DR NW	00005	10/12/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	165,800	331,600	High + 10.462
41-13-11-178-006	2456 RUDGATE DR NW	00005	05/09/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	181,100	302,200	High + 10.422
41-13-11-179-008	2464 GLENVALLEY AVE NW	00005	08/02/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	163,200	326,400	High + 10.502
41-13-11-179-009	2444 GLENVALLEY AVE NW	00005	05/16/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	164,000	308,000	High + 10.512
41-13-11-201-012	2707 GARFIELD AVE NW	00005	06/02/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	157,900	315,800	Low + 10.422
41-13-11-203-005	2613 GARFIELD AVE NW	00005	10/03/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	155,200	310,400	High + 9.912
41-13-11-205-002	2714 LINCOLN AVE NW	00005	06/14/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	150,100	300,200	Low + 10.442
41-13-11-205-004	2660 LINCOLN AVE NW	00005	05/08/23	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	147,300	294,600	Low + 10.502
41-13-11-205-005	2652 LINCOLN AVE NW	00005	10/19/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	141,900	283,800	Low + 10.512
41-13-11-205-006	2640 LINCOLN AVE NW	00005	06/01/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	141,700	283,400	High + 10.612
41-13-11-205-010	1048 EAGLE ST NW	00005	09/12/22	\$269,900	WD	03-ARM'S LENGTH	\$269,900	152,800	305,600	High + 10.402
41-13-11-251-007	2445 POWERS AVE NW	00005	12/29/23	\$279,900	WD	03-ARM'S LENGTH	\$279,900	132,900	265,800	Low + 10.752
41-13-11-301-044	1450 HARDING ST NW	00005	07/26/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	160,700	321,400	High + 10.312
41-13-11-303-008	1529 HARDING ST NW	00005	10/07/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	148,000	296,000	High + 10.532
41-13-11-328-001	2396 ELDERWOOD DR NW	00005	04/10/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	175,300	350,600	High + 10.312

30 Sales

Good with
Ladies at the
Neighborhood
High Low Even
17 13 0
+93 to +112 Range

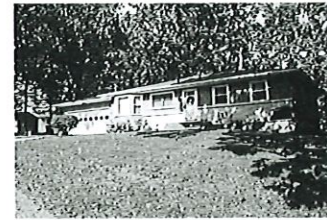
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DB: Walker2025

Neighborhoods Used: 00005.ALPINE ESTATES

1787 SANDRA ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-10-276-005	01/26/2024 00005	401	320,000	51,100
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	268,900	136,610	1.968



2445 POWERS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-251-007	12/29/2023 00005	401	279,900	65,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	214,200	114,262	1.875



2747 FREDERICK AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-127-001	11/10/2023 00005	401	295,000	61,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	67	233,100	203,811	1.144



2652 LINCOLN AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-205-005	10/19/2023 00005	401	330,000	63,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	266,600	126,730	2.104



2013 GARFIELD AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-203-005	10/03/2023 00005	401	303,000	73,125
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	217,118	129,619	1.675
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12757	7616	1.675	



1651 SANDRA ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-10-276-013	06/22/2023 00005	401	345,000	51,100
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	293,900	154,245	1.905



2419 RUDGATE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-154-024	06/14/2023 00005	401	376,000	63,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	312,600	156,384	1.999



2714 VALLEY AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-132-007	06/07/2023 00005	401	328,000	63,052
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	264,948	123,662	2.143



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DB: Walker2025

Neighborhoods Used: 00005.ALPIKE ESTATES

2707 GARFIELD AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-201-012	06/02/2023 00005	401	342,000	63,660
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	278,340	140,249	1.985



2640 LINCOLN AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-205-006	06/01/2023 00005	401	280,000	63,985
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	216,015	115,153	1.876



2660 LINCOLN AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-205-004	05/08/2023 00005	401	320,000	63,878
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	256,122	132,212	1.937



2396 ELDERWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-328-001	04/10/2023 00005	401	335,000	58,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	276,300	150,781	1.832



2404 RUDGATE DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-154-028	03/17/2023 00005	401	342,000	63,286
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	278,714	122,882	2.268



2576 BRYANWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-154-040	03/08/2023 00005	401	251,600	56,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	61	194,700	128,239	1.518



2520 ELDERWOOD DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-176-006	12/30/2022 00005	401	255,000	59,181
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	195,819	92,526	2.116



2424 ELDERWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-178-003	10/12/2022 00005	401	292,000	58,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	233,300	138,815	1.681



Neighborhoods Used: 00005.ALPINE ESTATES

1529 HARDING ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-303-008	10/07/2022 00005	401	275,000	61,073
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	213,927	119,702	1.787



2410 RUDGATE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-154-029	09/23/2022 00005	401	275,000	57,038
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	217,962	148,234	1.470



1048 EAGLE ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-205-010	09/12/2022 00005	401	269,900	56,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	213,300	131,406	1.623



2620 EMERSON AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-134-005	09/07/2022 00005	401	276,000	58,588
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	217,412	102,421	2.123



276 BRYANWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-154-040	08/17/2022 00005	401	250,000	56,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH < 1100 62	193,100	130,341	1.481



2464 GLENVALLEY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-179-008	08/02/2022 00005	401	319,900	59,424
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	260,476	139,170	1.872



1106 EAGLE ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-205-001	07/27/2022 00005	401	260,000	56,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	203,400	130,072	1.564



1450 HARDING ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-301-044	07/26/2022 00005	401	232,000	60,769
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	171,231	136,045	1.259



Neighborhoods Used: 00005.ALPINE ESTATES

2550 VALLEY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-177-007	07/14/2022 00005	401	319,000	62,281
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	256,719	139,013	1.847



2714 LINCOLN AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-205-002	06/14/2022 00005	401	320,000	57,341
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	262,659	128,364	2.046



1325 BARBARA ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-130-003	06/02/2022 00005	401	313,000	58,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	254,300	126,702	2.007



2490 BRISTOL AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-152-005	05/23/2022 00005	401	224,000	52,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	171,300	113,585	1.508



1444 GLENVALLEY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-179-009	05/16/2022 00005	401	325,000	58,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	59	266,300	139,935	1.903



2456 RUDGATE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-178-006	05/09/2022 00005	401	320,000	53,908
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	266,092	149,087	1.785



1359 TEXAS ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-131-015	04/25/2022 00005	401	280,000	55,999
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	224,001	111,885	2.002



1644 SANDRA ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-10-277-010	04/20/2022 00005	401	293,000	41,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	251,500	110,800	2.270



Neighborhoods Used: 00005.ALPINE ESTATES

<<<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.5 STORY	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	
BI-LEVEL	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	
CONDO	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	
FARMHOUSE	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	
MULTI FAMILY	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	
RANCH	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	
RANCH < 1100	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	
TRI-LEVEL	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	
TWO-STORY	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	3,047,351	

Total Single Family Costs by Manual : 3,047,351

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	
1.5 STORY	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	
BI-LEVEL	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	
CONDO	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	
FARMHOUSE	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	
MULTI FAMILY	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	
RANCH	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	
RANCH < 1100	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	
TRI-LEVEL	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	
TWO-STORY	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	5,211,284	

Total Single Family Sale Residual Values : 5,211,284

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	
22	10	9.73	13.13	1.011	
After Application of E.C.F.s		9.86	13.51	1.011	

<<<<<<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.5 STORY	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	
BI-LEVEL	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	
CONDO	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	
FARMHOUSE	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	
MULTI FAMILY	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	
RANCH	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	
RANCH < 1100	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	
TRI-LEVEL	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	
TWO-STORY	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	1.710(22)	

Single Family E.C.F. : 1.710 (22)

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: 04/01/2022

Ending Date: 03/31/2024

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): 00005 - ALPINE ESTATES

00005
Alpine Estates
- First Run ECF - Raw
- Set by this run
- reports &
analyze

Max # of Res. Buildings: 50

Minimum E.C.F. (Residential): 0.35

Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 50

Minimum E.C.F. (Agricultural): 0.50

Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 50

Minimum E.C.F. (Commercial): 0.50

Maximum E.C.F. (Commercial): 1.50