

F.s for Neighborhood: 00105 'LEONARD GARDEN ESTATES'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.652	1.652	1.652	1.652	1.652	1.652
BI-LEVEL		1.462	1.492	1.492	1.712	1.652	1.652
CONDO		1.652	1.652	1.652	1.652	1.652	1.652
FARMHOUSE		1.652	1.652	1.652	1.652	1.652	1.652
MULTI FAMILY		1.652	1.652	1.652	1.652	1.652	1.652
RANCH		1.652	1.652	1.652	1.652	1.652	1.652
RANCH < 1100		1.852	1.852	1.852	1.852	1.852	1.852
TRI-LEVEL		1.652	1.652	1.652	1.652	1.682	1.652
TWO-STORY		1.652	1.652	1.652	1.652	1.862	1.652

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

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

} Final ECF's

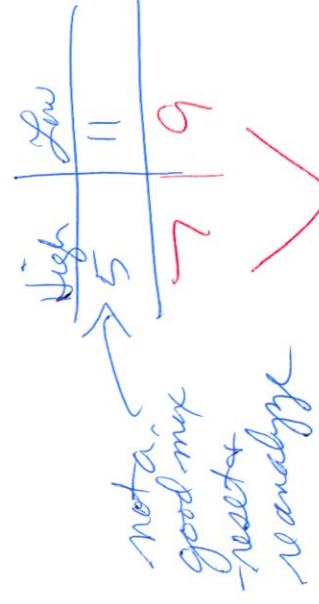
00105
Leonard Garden Estates
Final ECF's = Varies
- Sales Support
- Range = +72 to +92

History

2015 = ECF = Varies & Range = +52 to +72
2016 = ECF = Varies & Range = +72 to +82
2017 = ECF = Varies & Range = +42 to +62
2018 = ECF = Varies & Range = +42 to +52
2019 = ECF = Varies & Range = +42 to +62
2020 = ECF = Varies & Range = +62 to +82
2021 = ECF = Varies & Range = 02 to +22
2022 = ECF = Varies & Range = +52 to +62
2023 = ECF = Varies & Range = +132 to +142
2024 = ECF = Varies & Range = +122 to +132

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
41-13-17-426-004	1585 MARLIN AVE NW	00105	04/28/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	90,700	181,400	Low +5,222
41-13-17-426-025	1511 MARLIN AVE NW	00105	01/16/24	\$296,500	WD	03-ARM'S LENGTH	\$296,500	111,100	222,300	Low +8,692
41-13-17-427-014	1500 MARLIN AVE NW	00105	01/03/23	\$213,000	WD	03-ARM'S LENGTH	\$213,000	113,400	222,300	Low +4,382
41-13-17-429-013	1418 GRIDLEY AVE NW	00105	04/07/22	\$223,000	WD	03-ARM'S LENGTH	\$223,000	86,800	227,800	High +8,892
41-13-17-478-011	1211 VANPORTFLET DR NW	00105	04/29/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	98,400	173,600	Low +4,402
41-13-20-201-013	1035 KUSTERER AVE NW	00105	09/28/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	74,700	149,400	Low +3,102
41-13-20-201-029	915 KUSTERER AVE NW	00105	04/14/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	151,500	231,000	Low +4,882
41-13-20-201-048	925 KUSTERER AVE NW	00105	04/25/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	155,300	310,000	Low +9,352
41-13-20-201-076	1001 KUSTERER AVE NW	00105	08/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	100,100	261,200	Low +2,982
41-13-20-202-019	1020 KUSTERER AVE NW	00105	10/25/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	125,000	250,000	Low +4,162
41-13-20-202-026	914 KUSTERER AVE NW	00105	09/13/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	144,700	289,400	Low +8,332
41-13-20-202-030	840 KUSTERER AVE NW	00105	04/27/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	124,200	253,400	Low +4,162
41-13-20-227-003	1110 ALLISON AVE NW	00105	10/10/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	125,300	251,000	Low +5,652
41-13-20-228-005	1114 NIXON AVE NW	00105	09/11/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	93,400	184,400	Low +4,042
41-13-20-228-006	1108 NIXON AVE NW	00105	11/17/23	\$278,000	WD	03-ARM'S LENGTH	\$278,000	130,200	260,400	Low +8,882
41-13-20-228-008	1058 NIXON AVE NW	00105	07/11/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	175,200	350,400	Low +9,222

16 Sales



Better mix +
values are closer
to sales

+72 to +92
Range

06/07/2024

ECF Analysis for: 86 - CITY OF WALKER

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DB: Walker2025

Neighborhoods Used: 00105, LEONARD GARDEN ESTATES

1511 MARLIN AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-426-025	01/16/2024 00105	401	296,500	50,584
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	245,916	108,066
				E.C.F. 2.276



1108 NIXON AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-228-006	11/17/2023 00105	401	278,000	48,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	52	229,600	132,114
				E.C.F. 1.738



1110 ALLISON AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-227-003	10/10/2023 00105	401	210,000	52,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	158,000	121,345
				E.C.F. 1.302



3372 EVERT ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-476-008	09/25/2023 00105	401	225,000	48,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	52	176,600	95,378
				E.C.F. 1.852



524 KUSTERER AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-202-026	09/13/2023 00105	401	335,000	48,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	286,600	150,787
				E.C.F. 1.901



1114 NIXON AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-228-005	09/11/2023 00105	401	270,000	48,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	52	221,600	84,686
				E.C.F. 2.617



1001 KUSTERER AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-201-076	08/21/2023 00105	401	180,000	40,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	52	139,200	101,542
				E.C.F. 1.371



1524 WERNER AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-428-011	06/21/2023 00105	401	154,500	50,325
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	57	104,175	124,793
				E.C.F. 0.835



Neighborhoods Used: 00105, LEONARD GARDEN ESTATES

1005 KUSTERER AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-201-021	05/17/2023 00105	401	217,000	40,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH < 1100 51	176,200	92,542	1.904



928 KUSTERER AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-202-024	05/12/2023 00105	401	57,000	40,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH < 1100 52	16,200	89,796	0.180



1500 MARLIN AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-427-014	01/03/2023 00105	401	213,000	43,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 55	169,800	105,027	1.617



1020 KUSTERER AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-202-019	10/25/2022 00105	401	185,000	47,485
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 55	137,515	120,092	1.145



1035 KUSTERER AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-201-013	09/28/2022 00105	401	160,000	36,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH < 1100 53	123,600	62,539	1.976



1058 NIXON AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-228-008	07/11/2022 00105	401	360,000	51,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY 53	308,400	174,148	1.771



1211 VANPORTFLIET DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-478-011	04/29/2022 00105	401	249,900	39,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY 53	210,600	81,089	2.597



1585 MARLIN AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-426-004	04/28/2022 00105	401	222,000	43,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 53	178,800	78,708	2.272



Neighborhoods Used: 00105, LEONARD GARDEN ESTATES

840 KUSTERER AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-202-030	04/27/2022 00105	401	215,000	46,742
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	168,258	113,701	1.480



925 KUSTERER AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-201-048	04/25/2022 00105	401	355,000	41,487
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	313,513	144,344	2.172



915 KUSTERER AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-201-029	04/14/2022 00105	401	249,000	39,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	209,700	100,345	2.090



1418 GRIDLEY AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-429-013	04/07/2022 00105	401	223,000	39,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	183,700	62,673	2.931



00105
 Leonard Gardens
 - First Run ECF - Raw
 - Set by this, run reports
 & analyze

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009
-LEVEL	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009
CONDO	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009
FARMHOUSE	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009
MULTI FAMILY	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009
RANCH	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009
RANCH < 1100	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009
TRI-LEVEL	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009
TWO-STORY	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009
	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009	1,394,009

Total Single Family Costs by Manual	:	1,394,009
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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948
BI-LEVEL	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948
CONDO	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948
FARMHOUSE	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948
MULTI FAMILY	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948
RANCH	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948
RANCH < 1100	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948
TRI-LEVEL	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948
TWO-STORY	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948
	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948	2,177,948

Total Single Family Sale Residual Values	: 2,177,948
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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	8	16.22	21.35	1.033
After Application of E.C.F.s				
		16.27	21.46	1.031

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)
BI-LEVEL	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)
CONDO	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)
FARMHOUSE	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)
MULTI FAMILY	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)
RANCH	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)
RANCH < 1100	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)
TRI-LEVEL	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)
TWO-STORY	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)
	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)	1.562(12)

Single Family E.C.F.	: 1.562 (12)
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)

Starting Date: 04/01/2022
Ending Date: 03/31/2024

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

how Invalid Data : X

sts and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 00105 - LEONARD GARDEN ESTATES

06/07/2024

ECF Analysis for: 86 - CITY OF WALKER

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DB: Walker2025

Neighborhoods Used: 00105.LEONARD GARDEN ESTATES

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