

F.s for Neighborhood: 00124 'MIDTOWN PLACE CONDOS'

Residential : 1.480
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

→ Final ECF

(Optional) Gross Rate Multipliers

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

00124
Midtown Place Condos
- Final ECF = 1.480
- Sale Supports
- Range = +52 to +62

History

2022 = ECF = 1.345 + Range = 02 - New Development
2023 = ECF = 1.345 + Range = +32 to +42
2024 = ECF = 1.345 + Range = +72 to +82

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	2025 AV After ECF	2025 TCV After ECF	High/Low
41-13-30-202-001	335 CUMMINGS AVE NW	08/01/23	\$2,925,000	WD	03-ARM'S LENGTH	\$243,750	103,900	207,800	207,800

↑ Sale for all 12 condos
= \$243,750 per Condo



Too Low
reset +
reanalyze



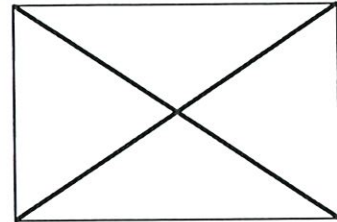
Better -
a little higher!
but small
adj

+52 to +62
Range

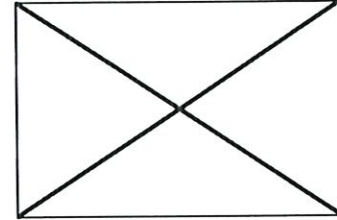
+5.362
-17.992

Neighborhoods Used: 00124.MIDTOWN PLACE CONDOS

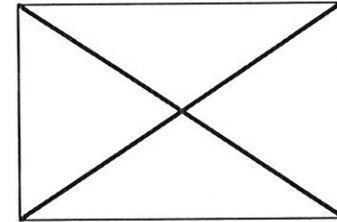
335 CUMMINGS AVE NW
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
41-13-30-202-002 08/01/2023 00124 407 243,750 84,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 97 159,750 125,927 1.269
!!MULTI-PARCEL SALE!!



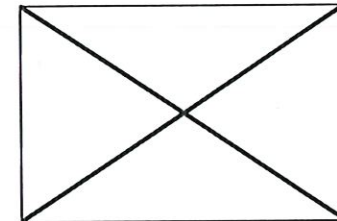
335 CUMMINGS AVE NW
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
41-13-30-202-003 08/01/2023 00124 407 243,750 84,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 97 159,750 125,927 1.269
!!MULTI-PARCEL SALE!!



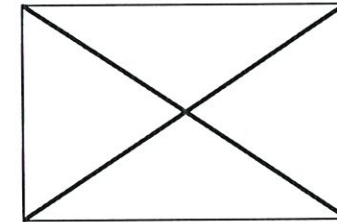
335 CUMMINGS AVE NW
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
41-13-30-202-004 08/01/2023 00124 407 243,750 84,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 97 159,750 125,927 1.269
!!MULTI-PARCEL SALE!!



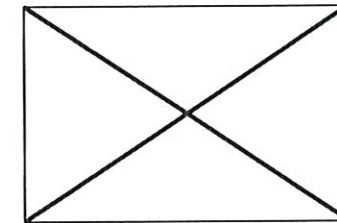
335 CUMMINGS AVE NW
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
41-13-30-202-005 08/01/2023 00124 407 243,750 84,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 97 159,750 125,927 1.269
!!MULTI-PARCEL SALE!!



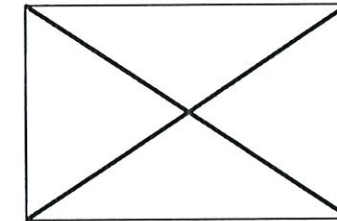
335 CUMMINGS AVE NW
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
41-13-30-202-006 08/01/2023 00124 407 243,750 84,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 97 159,750 125,927 1.269
!!MULTI-PARCEL SALE!!



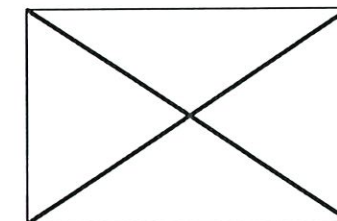
335 CUMMINGS AVE NW
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
41-13-30-202-001 08/01/2023 00124 407 243,750 84,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 97 159,750 125,927 1.269
!!MULTI-PARCEL SALE!!



333 CUMMINGS AVE NW
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
41-13-30-202-008 08/01/2023 00124 407 243,750 84,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 97 159,750 125,927 1.269
!!MULTI-PARCEL SALE!!



333 CUMMINGS AVE NW
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
41-13-30-202-009 08/01/2023 00124 407 243,750 84,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONDO 97 159,750 125,927 1.269
!!MULTI-PARCEL SALE!!

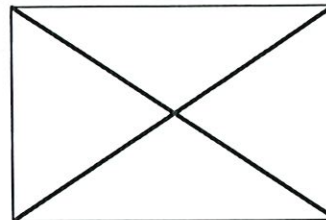


Neighborhoods Used: 00124.MIDTOWN PLACE CONDOS

333 CUMMINGS AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-30-202-010	08/01/2023 00124	407	243,750	84,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	97	159,750	125,927	1.269

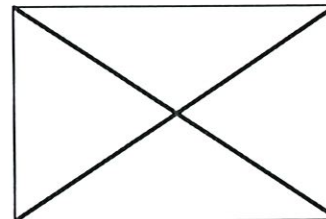
!!MULTI-PARCEL SALE!!



333 CUMMINGS AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-30-202-011	08/01/2023 00124	407	243,750	84,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	97	159,750	125,927	1.269

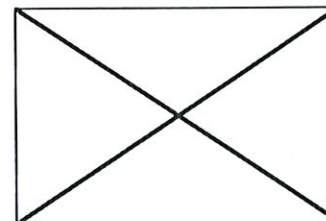
!!MULTI-PARCEL SALE!!



333 CUMMINGS AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-30-202-012	08/01/2023 00124	407	243,750	84,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	97	159,750	125,927	1.269

!!MULTI-PARCEL SALE!!



333 CUMMINGS AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-30-202-007	08/01/2023 00124	407	243,750	84,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	97	159,750	125,927	1.269

!!MULTI-PARCEL SALE!!



00124
Midtown Place Condos
- First Run ECF - Raw
- Set by this, run reports
- analyze

Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00124 - MIDTOWN PLACE CONDOS

Neighborhoods Used: 00124.MIDTOWN PLACE CONDOS

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