OCEANA COUNTY EQUALIZATION DEPARTMENT

2024 TENTATIVE RATIOS AND IMPLIED FACTORS

IN COMPLIANCE WITH SEC.211.34A OF THE GENERAL PROPERTY TAX LAW OF THE STATE OF MICHIGAN, FOLLOWING ARE THE TENTATIVE RATIO AND TENTATIVE MULTIPLIERS TO BE APPLIED TO THE ASSESSED VALUES OF EACH CLASS OF PROPERTY IN EACH UNIT OF LOCAL GOVERNMENT IN OCEANA COUNTY TO ACHIEVE COUNTY EQUALIZED VALUES FOR 2024.

	Agricultural		Commercial		Industrial		Residential		Timber-Cutover		Developmental		Personal	
Township or City	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
BENONA TOWNSHIP STC 1	48.64	1.02796	46.56	1.07388	46.80	1.06838	43.19	1.15768	N/C	N/A	N/C	N/A	50.00	1.00000
CITY OF HART STC 51	N/C	N/A	47.23	1.05865	48.51	1.03072	42.11	1.18737	N/C	N/A	N/C	N/A	50.00	1.00000
CLAYBANKS TOWNSHIP STC 2	46.85	1.06724	42.12	1.18708	37.88	1.31996	48.84	1.02375	N/C	N/A	N/C	N/A	50.00	1.00000
COLFAX TOWNSHIP STC 3	46.22	1.08178	42.37	1.18008	45.06	1.10963	44.04	1.13533	N/C	N/A	N/C	N/A	50.00	1.00000
CRYSTAL TOWNSHIP STC 4	48.78	1.02501	39.22	1.27486	53.61	0.93266	42.44	1.17813	N/C	N/A	N/C	N/A	50.00	1.00000
ELBRIDGE TOWNSHIP STC 5	46.06	1.08554	44.17	1.13199	58.83	0.84991	41.76	1.19732	N/C	N/A	N/C	N/A	50.00	1.00000
FERRY TOWNSHIP STC 6	47.04	1.06293	49.14	1.01750	50.37	0.99265	45.38	1.10181	N/C	N/A	N/C	N/A	50.00	1.00000
GOLDEN TOWNSHIP STC 7	47.04	1.06293	43.34	1.15367	42.81	1.16795	42.66	1.17206	N/C	N/A	N/C	N/A	50.00	1.00000
GRANT TOWNSHIP STC 8	45.13	1.10791	41.06	1.21773	46.61	1.07273	40.61	1.23122	N/C	N/A	N/C	N/A	50.00	1.00000
GREENWOOD TOWNSHIP STC 9	51.32	0.97428	39.77	1.25723	46.77	1.06906	41.46	1.20598	N/C	N/A	N/C	N/A	50.00	1.00000
HART TOWNSHIP STC 10	44.32	1.12816	43.87	1.13973	48.15	1.03842	41.90	1.19332	N/C	N/A	N/C	N/A	50.00	1.00000
LEAVITT TOWNSHIP STC 11	44.23	1.13045	45.62	1.09601	50.18	0.99641	38.97	1.28304	N/C	N/A	N/C	N/A	50.00	1.00000
NEWFIELD TOWNSHIP STC 12	50.15	0.99701	48.16	1.03821	52.42	0.95383	43.98	1.13688	N/C	N/A	N/C	N/A	50.00	1.00000
OTTO TOWNSHIP STC 13	45.41	1.10108	38.72	1.29132	26.93	1.85667	41.66	1.20019	N/C	N/A	N/C	N/A	50.00	1.00000
PENTWATER TOWNSHIP STC 14	N/C	N/A	42.41	1.17897	49.30	1.01420	41.77	1.19703	N/C	N/A	N/C	N/A	50.00	1.00000
SHELBY TOWNSHIP STC 15	47.94	1.04297	48.63	1.02817	43.23	1.15660	45.06	1.10963	N/C	N/A	N/C	N/A	50.00	1.00000
WEARE TOWNSHIP STC 16	46.70	1.07066	44.71	1.11832	39.76	1.25755	41.59	1.20221	N/C	N/A	N/C	N/A	50.00	1.00000

Edward K. VanderVries, MMAO (4)
Oceana County Equalization Director
1/19/2024

Industrial ECF Calculations for 2024 Values

Parcel #	Appraised Value	Assessed Value Before ECF
045-021-400-03	$1,144,600	$1,116,812
045-021-300-28	$374,600	$366,274
017-004-200-03	$108,523	$172,633
042-004-200-31	$1,651,910	$1,804,629
042-004-200-13	$1,480,012	$1,522,485
042-004-100-10	$221,745	$324,467

Calculated ECF .939 Used .700 to meet required County Value

Commercial ECF Calculations for 2024 Values

Parcel #	Appraised Value	Assessed Value Before ECF
045-121-011-00	$129,608	$108,068
045-121-007-00	$129,608	$143,051
045-121-006-00	$137,363	$143,051
045-021-400-26	$26,053	$16,653
045-021-300-59	$93,904	$128,513
045-021-300-14	$5623	$3848
045-530-001-00	$36,848	$48,377
045-120-006-00	$137,363	$143,480
045-021-300-18	$710,950	$586,543
017-009-200-21	$234,646	$206,928
017-028-400-07	$68,626	$59,149
017-004-400-12	$56,120	$109,899
017-006-400-02	$539,380	$186,069
017-034-300-01	$230,803	$215,558
017-033-200-11	$85,068	$125,493
	$2,621,963	$2,224,678

Calculated ECF- 1.179 Used 1.080 to meet required County Value.

Agricultural ECF Calculations for 2024 Values

Parcel #	Appraised Value	Assessed Value Before ECF
017-011-200-05	$138,285	$172,179
017-004-400-25	$142,636	$179,414
	$280,921	$351,593

Calculated ECF 0.799 Used 0.515 to meet County Value

2023 24 and 12 Month Sales Ratio Study for Determining the 2024 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Oceana County	City or Township Name: Grant Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2021 to 2022 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 405 ..... 1. 75,150,700
2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 403 ..... 2. 66,099,500
3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1369

2022 to 2023 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 405 ..... 4. 88,219,400
5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 403 ..... 5. 75,692,800
6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.1655

2021 to 2023 Adjustment Modifier

7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.3251

24 Month Sales Study

A Year of Assessment	B Sales Period	C Number of Sales	D Total Assessed Value for Sales	E Applicable Adjustment Modifier	F Adjusted Assessed Value	G Total Adjusted Prices	H Adjusted % Ratio (col. F ÷ col. G)
2021	04/2021-09/2021	19	631,800	1.3251	837,198	1,850,100	45.25%
2021	10/2021-03/2022	17	1,018,600	1.3251	1,349,747	2,987,735	45.18%
	12 Month Total Sales	36		12 Month Total Sales	2,186,945	4,837,835	45.21%
2022	04/2022-09/2022	16	743,400	1.1655	866,433	2,454,400	35.30%
2022	10/2022-03/2023	20	1,088,300	1.1655	1,268,414	3,474,200	36.51%
	12 Month Total Sales	36		12 Month Total Sales	2,134,847	5,928,600	36.01%
	24 Month Total Sales	72		24 Month Total Sales	4,321,792	10,766,435	
					*24 Month Mean Adjusted Ratio		40.61%

*** Important:**

For sales from April 2021 through March 2022, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2022 through March 2023. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

A Year of Assessment	B Sales Period	C Number of Sales	D Total Assessed Value for Sales	E Applicable Adjustment Modifier	F Adjusted Assessed Value	G Total Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2023	10/2022-03/2023	20	1,088,300	1.1655	1,268,414	3,474,200	36.51%
2024	04/2023-09/2023	16	778,400	1.0000	778,400	2,130,400	36.54%
	12 Month Total Sales	36		12 Month Total Sales	2,046,814	5,604,600	
					** 12 Month Aggregate Adjusted Ratio		36.52%

**** Important:**

For sales from October 2022 through September 2023, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

2021 ***March Board of Review valuations are compared with sales transacted during the last nine months of 2021 and those transacted in the first three months of 2022.***

2022 ***March Board of Review valuations are compared with sales transacted during the last nine months of 2022 and those transacted in the first three months of 2023.***

2023 ***March Board of Review valuations are compared with sales transacted during April through September of 2023.***

Neighborhoods Used: 1.RURAL RESIDENTIAL

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920
2-story	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920
Bi-Level	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920
DEFAULT	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920
Duplex	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920
Ranch	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920
Tri-Level	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920
	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920	5,372,920

Total Single Family Costs by Manual : 5,372,920
Total Mobile Home Costs by Manual : 747,969
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 113,036
Total Commercial Costs by Manual : 0

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863
2-story	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863
Bi-Level	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863
DEFAULT	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863
Duplex	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863
Ranch	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863
Tri-Level	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863
	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863	5,946,863

Total Single Family Sale Residual Values : 5,946,863
Total Mobile Home Sale Residual Values : 829,364
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 115,721
Total Commercial Sale Residual Values : 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
38	131	20.78	31.06	1.023
After Application of E.C.F.s		20.91	31.27	1.025

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)
2-story	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)
Bi-Level	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)
DEFAULT	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)
Duplex	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)
Ranch	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)
Tri-Level	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)
	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)	1.107(29)

Single Family E.C.F. : 1.107 (29)
Mobile Home E.C.F. : 1.109 (9)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.024 (6)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 1 - RURAL RESIDENTIAL

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 2.00

Neighborhoods Used: 8.VILLAGE OF NEW ERA

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	150,199	150,199	150,199	150,199	150,199	150,199
2-story	150,199	150,199	150,199	150,199	150,199	150,199
Bi-Level	150,199	150,199	150,199	150,199	150,199	150,199
DEFAULT	150,199	150,199	150,199	150,199	150,199	150,199
Duplex	150,199	150,199	150,199	150,199	150,199	150,199
Ranch	150,199	150,199	150,199	150,199	150,199	150,199
Tri-Level	150,199	150,199	150,199	150,199	150,199	150,199
	150,199	150,199	150,199	150,199	150,199	150,199

Total Single Family Costs by Manual : 150,199
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
0	162,892	162,892	162,892	162,892	162,892	162,892
2-story	162,892	162,892	162,892	162,892	162,892	162,892
Bi-Level	162,892	162,892	162,892	162,892	162,892	162,892
DEFAULT	162,892	162,892	162,892	162,892	162,892	162,892
Duplex	162,892	162,892	162,892	162,892	162,892	162,892
Ranch	162,892	162,892	162,892	162,892	162,892	162,892
Tri-Level	162,892	162,892	162,892	162,892	162,892	162,892
	162,892	162,892	162,892	162,892	162,892	162,892

Total Single Family Sale Residual Values : 162,892
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
1	3	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)
2-story	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)
Bi-Level	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)
DEFAULT	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)
Duplex	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)
Ranch	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)
Tri-Level	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)
	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)	1.085(1)

Single Family E.C.F. : 1.085 (1)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 8 - VILLAGE OF NEW ERA

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 2.00

Neighborhoods Used: 6.VILLAGE OF ROTHBURY

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836
2-story	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836
Bi-Level	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836
DEFAULT	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836
Duplex	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836
Ranch	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836
Tri-Level	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836
	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836	1,832,836

Total Single Family Costs by Manual : 1,832,836
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
0	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486
2-story	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486
Bi-Level	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486
DEFAULT	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486
Duplex	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486
Ranch	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486
Tri-Level	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486
	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486	1,705,486

Total Single Family Sale Residual Values : 1,705,486
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
16	29	25.22	29.96	1.104
After Application of E.C.F.s		25.47	30.27	1.104

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)
2-story	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)
Bi-Level	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)
DEFAULT	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)
Duplex	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)
Ranch	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)
Tri-Level	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)
	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)	0.931(16)

Single Family E.C.F. : 0.931 (16)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 6 - VILLAGE OF ROTHBURY

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 2.00

Neighborhoods Used: 7.TAHOE SHORES

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294
2-story	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294
Bi-Level	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294
DEFAULT	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294
Duplex	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294
Ranch	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294
Tri-Level	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294
	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294	1,073,294

Total Single Family Costs by Manual : 1,073,294
Total Mobile Home Costs by Manual : 208,935
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
0	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750
2-story	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750
Bi-Level	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750
DEFAULT	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750
Duplex	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750
Ranch	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750
Tri-Level	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750
	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750	1,079,750

Total Single Family Sale Residual Values : 1,079,750
Total Mobile Home Sale Residual Values : 177,864
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
13	34	47.71	50.42	1.201
After Application of E.C.F.s		45.55	50.57	1.190

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)
2-story	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)
Bi-Level	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)
DEFAULT	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)
Duplex	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)
Ranch	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)
Tri-Level	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)
	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)	1.006(10)

Single Family E.C.F. : 1.006 (10)
Mobile Home E.C.F. : 0.851 (3)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 7 - TAHOE SHORES

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 2.00

Neighborhoods Used: 017.OCEANA SHORES

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	66,649	66,649	66,649	66,649	66,649	66,649
2-story	66,649	66,649	66,649	66,649	66,649	66,649
Bi-Level	66,649	66,649	66,649	66,649	66,649	66,649
DEFAULT	66,649	66,649	66,649	66,649	66,649	66,649
Duplex	66,649	66,649	66,649	66,649	66,649	66,649
Ranch	66,649	66,649	66,649	66,649	66,649	66,649
Tri-Level	66,649	66,649	66,649	66,649	66,649	66,649
	66,649	66,649	66,649	66,649	66,649	66,649

Total Single Family Costs by Manual : 66,649
Total Mobile Home Costs by Manual : 313,365
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
0	73,000	73,000	73,000	73,000	73,000	73,000
2-story	73,000	73,000	73,000	73,000	73,000	73,000
Bi-Level	73,000	73,000	73,000	73,000	73,000	73,000
DEFAULT	73,000	73,000	73,000	73,000	73,000	73,000
Duplex	73,000	73,000	73,000	73,000	73,000	73,000
Ranch	73,000	73,000	73,000	73,000	73,000	73,000
Tri-Level	73,000	73,000	73,000	73,000	73,000	73,000
	73,000	73,000	73,000	73,000	73,000	73,000

Total Single Family Sale Residual Values : 73,000
Total Mobile Home Sale Residual Values : 285,800
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	36	39.53	47.19	1.489
After Application of E.C.F.s		38.07	45.16	1.466

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)
2-story	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)
Bi-Level	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)
DEFAULT	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)
Duplex	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)
Ranch	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)
Tri-Level	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)
	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)	1.095(1)

Single Family E.C.F. : 1.095 (1)
Mobile Home E.C.F. : 0.912 (6)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 017 - OCEANA SHORES

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 2.00

Neighborhoods Used: 5.SUBDIVISION

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	177,163	177,163	177,163	177,163	177,163	177,163
2-story	177,163	177,163	177,163	177,163	177,163	177,163
Bi-Level	177,163	177,163	177,163	177,163	177,163	177,163
DEFAULT	177,163	177,163	177,163	177,163	177,163	177,163
Duplex	177,163	177,163	177,163	177,163	177,163	177,163
Ranch	177,163	177,163	177,163	177,163	177,163	177,163
Tri-Level	177,163	177,163	177,163	177,163	177,163	177,163
	177,163	177,163	177,163	177,163	177,163	177,163

Total Single Family Costs by Manual : 177,163
Total Mobile Home Costs by Manual : 282,360
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
0	241,376	241,376	241,376	241,376	241,376	241,376
2-story	241,376	241,376	241,376	241,376	241,376	241,376
Bi-Level	241,376	241,376	241,376	241,376	241,376	241,376
DEFAULT	241,376	241,376	241,376	241,376	241,376	241,376
Duplex	241,376	241,376	241,376	241,376	241,376	241,376
Ranch	241,376	241,376	241,376	241,376	241,376	241,376
Tri-Level	241,376	241,376	241,376	241,376	241,376	241,376
	241,376	241,376	241,376	241,376	241,376	241,376

Total Single Family Sale Residual Values : 241,376
Total Mobile Home Sale Residual Values : 289,677
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
8	11	38.58	53.09	1.150
After Application of E.C.F.s		30.18	44.62	1.089

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
0	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)
2-story	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)
Bi-Level	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)
DEFAULT	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)
Duplex	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)
Ranch	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)
Tri-Level	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)
	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)	1.362(2)

Single Family E.C.F. : 1.362 (2)
Mobile Home E.C.F. : 1.026 (6)
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: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5 - SUBDIVISION

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 2.00