Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4072.4072 ADA MEADOW, Last Edited: 08/18/2020

Frontages:
Frontage 'B': Description: 'B CARMON/WOODMO'  FF Rate: 563
Standard Frontage: 0  Standard Depth : 200
Frontage 'C': Description: 'C ADA MEADOWS  '  FF Rate: 1088
Standard Frontage: 0  Standard Depth : 212

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

BEFORE

**ADA TOWNSHIP**

LAND ANALYSIS NBH 4072: ADA MEADOWS

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale $ | Land Imp $ | Bldg $ | Est. ECF | Land Residual | # of Units or % | $/Unit |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-15-31-402-004 | 5281 EAST WOODMEADE ▪ | 4/1/2020 | $ 349,000 | 0.000% | $349,000 | $8,218 | $218,346 | 1.275 | $62,391 | 94.85 | $657.77 |
| 41-15-31-402-014 | 944 SPAULDING AVE SE | 8/27/2019 | $ 325,000 | 0.000% | $325,000 | $3,795 | $185,417 | 1.275 | $84,798 | 79.39 | $1,068.09 |
| **Unit of Comparison:** | **Effective Front Foot** | | | | | | | | | **Average Sale Price Per Unit:** | $862.93 |
| | | | | | | | | | | **Standard Deviation:** | $205.16 |
| | | | | | | | | | | **Coefficient of Dispersion :** | 24% |
| ***Land Value Was: $1088/EFF*** | | | | | | | | | | **Indicated Sale Price Per Unit:** | **$860.00** |

**TIME ADJUSTMENT**

| | | |
|---|---|---|
| Difference: | - | #DIV/0! |
| Difference in Months: | | #DIV/0! |

Enter Estimated ECF Here: 1.275

Midpoint of Timeframe: 4/1/2020

| Difference in Months | School | Area |
|---|---|---|
| - | FOREST HILLS DISTRICT | |
| 8.00 | FOREST HILLS DISTRICT | |

| Note | Site Value | Actual Front Foot | BSA Eff | Effective Front Foot | Acre | Square Foot | Allocation | Std. Depth Depth | Exponent Depth Factor | Std. Frontage Actual FF | Exponent FF Factor |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Allocated %: 30% | 132 | 0.5 | 66 | 0 |
| | 1.00 | 86.56 | 86.56 | 94.85 | 0.303 | 13198.68 | 30% | 158.5 | 1.0958 | 86.56 | 1.0000 |
| | 1.00 | 80.00 | 80.00 | 79.39 | 0.239 | 10410.84 | 30% | 130 | 0.9924 | 80.00 | 1.0000 |

**ADA TOWNSHIP**

LAND ANALYSIS NBH 3072-CARRION KNOLL

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale $ | Land Imp $ | Bldg $ | Est. ECF | Land Residual | # of Units or % | $/Unit |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-15-31-327-012 | 784 WEST WOODMEADE C | 10/18/19 | $410,000 | 0.000% | $410,000 | $5,418 | $225,549 | 1.275 | $117,007 | 102.36 | $1,143.08 |
| **Unit of Comparison:** | **Effective Front Foot** | | | | | | | | | **Average Sale Price Per Unit:** | $1,143.08 |
| | | | | | | | | | | **Standard Deviation:** | $0.00 |
| | | | | | | | | | | **Coefficient of Dispersion :** | 0% |
| *Land Value Was: $562/EFF* | | | | | | | | | | **Indicated Sale Price Per Unit:** | $700.00 |

**TIME ADJUSTMENT**

| | | |
|---|---|---|
| Difference: | - | #DIV/0! |
| Difference in Months: | | #DIV/0! |

| Difference in Months | Enter Estimated ECF Here: | 1.275 | Midpoint of Timeframe: | 4/1/2020 | | | | | | | | | Std. Depth | Exponent | Std. Frontage | Exponent |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | School | Area | | | | | | | | | Allocated %: | 30% | 132 | 0.5 | 66 | 0 |
| 6.00 | FOREST HILLS DISTRICT | | Note | Site Value | Actual Front Foot | BSA EFF | Effective Front Foot | Acre | Square Foot | Allocation | Depth | Depth Factor | Actual FF | FF Factor | | |
| | | | | 1.00 | 64.14 | 64.14 | 102.36 | 0.495 | 21562.20 | 30% | 336.174011 | 1.5959 | 64.14 | 1.0000 | | |

Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4072.4072 ADA MEADOW, Last Edited: 07/13/2021

Frontages:
Frontage 'B': Description: 'B CARMON/WOODMO'  FF Rate: 700
Standard Frontage: 0  Standard Depth : 200
Frontage 'C': Description: 'C ADA MEADOWS  '  FF Rate: 860
Standard Frontage: 0  Standard Depth : 212

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

AFTER