

Unit: 11 - ADA TOWNSHIP  
Rates/Values for Neighborhood 4300.4300 ADA PLACE CONDO, Last Edited: 09/27/2022

Sites:  
Site 'A': Description: 'ADA PLACE' Value: 109,000

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

**BEFORE**

ADA TOWNSHIP

LAND ANALYSIS NBH 4300											
Parcel Number	Street Address	Sale Date	Sale Price	Adj	Adj Sale \$	Land Imp \$	Blg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
41-15-91-130-018	988 ADA PLACE DR SE	12/02/22	\$249,900	0.000%	\$249,900	\$2,592	\$145,968	0.953	\$108,333	1.00	\$108,333.00
41-15-91-130-030	982 ADA PLACE DR SE	11/16/21	\$248,000	0.000%	\$248,000	\$2,882	\$144,611	0.953	\$107,204	1.00	\$107,204.00
41-15-91-130-020	984 ADA PLACE DR SE	11/04/21	\$248,000	0.000%	\$248,000	\$2,882	\$145,789	0.953	\$106,081	1.00	\$106,080.99
41-15-91-130-008	1008 ADA PLACE DR SE	10/13/21	\$247,000	0.000%	\$247,000	\$3,302	\$143,898	0.953	\$107,178	1.00	\$107,178.00
41-15-91-130-012	990 ADA PLACE SE DR	08/05/21	\$240,975	0.000%	\$240,975	\$2,882	\$158,295	0.953	\$107,138	1.00	\$107,138.00
41-15-91-130-005	1028 ADA PLACE DR SE	05/27/21	\$232,000	0.000%	\$232,000	\$2,592	\$143,230	0.953	\$92,910	1.00	\$92,910.00
Unit of Comparison: Site Value											
Average Sale Price Per Unit: \$104,782.00											
Standard Deviation: \$5,343.88											
Coefficient of Dispersion: 4%											
Indicated Sale Price Per Unit, LV Used: \$105,000.00											
Land Value Was: \$109,000											

TIME ADJUSTMENT

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

Enter Estimated ECF Here: 0.953

Difference in Months	School	Area
8.00	FOREST HILLS DISTRICT	
5.00	FOREST HILLS DISTRICT	
5.00	FOREST HILLS DISTRICT	
6.00	FOREST HILLS DISTRICT	
8.00	FOREST HILLS DISTRICT	
11.00	FOREST HILLS DISTRICT	

Midpoint of Timeframe: 4/1/2022

Note	Site Value	Actual Front Foot	BSA EFF	Effective Front Foot	Acre	Square Foot
	1.00	0.00		0.00	0.00	0.00
	1.00	0.00		0.00	0.00	0.00
	1.00	0.00		0.00	0.00	0.00
	1.00	0.00		0.00	0.00	0.00
	1.00	0.00		0.00	0.00	0.00
	1.00	0.00		0.00	0.00	0.00

Allocated %	Std. Depth	Exponent	Std. Frontage	Exponent
30%	132	0.5	66	0

Unit: 11 - ADA TOWNSHIP  
Rates/Values for Neighborhood 4300.4300 ADA PLACE CONDO, Last Edited: 08/23/2023

Sites:  
Site 'A': Description: 'ADA PLACE ' Value: 105,000

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

**AFTER**