**NBHD: 001.0**

**Neighborhood type:** Mixed Residential and Commercial  **Valuation area:** Caney

**Neighborhood boundaries:** The City of Caney, excluding the commercial.

**Neighborhood assignments**

*Neighborhood group:* **103** *Small Cities Caney Cherryvale*

*Cluster:* **Caney** *Small Cities*

*Default market area:*SmCities *Small Cities*

Median is probably best formula here.

**\*\* \* \* \* \* \* \* \* NBHD Sales information \* \* \* \* \* \* \* \***

. SPSF Sale Price CDU Phys .

Avg

Median Valid Sales Count for NBHD: ??

**1043 total parcels in this nbhd**

895  *with improvements*

**148** *vacant parcels*

**Neighborhood characteristics**

Built Up: Over 75%

Growth Rate: Slow

Demand/Supply: In Balance

Land Use Change:

Life Cycle: Decline

Predominant Occupancy:

Property Values: Declining

**\* \* \* \* \* \* \* \* \* \* \* \* \* Land \* \* \* \* \* \* \* \* \* \* \* \***

**Ag land Acres FF SqFt**

Parcel count: 0 1043 0 15

Min : 0 0.7 0 5,000

**Median 0 5.24 0 12,000**

Max: 0 11.73 0 100,000

**Median market value: $9850** \* includes any FF land value

**Median mkt val/acre: $36,250**

**Class Counts**

*R*  763

*F 0*

*C 2*

V 10

U 0

A 0

E 5

O 1

**Residential buildings**

**Land Final RCN RCNLD Cost Comp sales MRA**

**per sq ft per sq ft value value value**

*Min:* 1,950 1,950 $74 $61 $2,980 $55,700

***Median:*****14,909 73,295 $108 $27 $46,780**

*Max: 31,730* 361,720 $157 $102 $390,540 $369,740

Mode would be formula used for these two areas.

**\* \* \* \* \* \* \* \* \* \* \* LBCS Functions \* \* \* \* \* \* \* \* \* \* \* \* \***

Single Family Detached Manu Homesite Condo

Duplex Dwelling Converted Res Common Area Or Support Facility

Triplex Multi Dwelling Res Support / Garage Shed

FourPlex Townhouse Unit Vacant / Res Highest and Best Use

Quality: Bedrooms: MS Res Type

Phys Full/Half Baths MS Res Style

CDU Arch Style

*Quality Year Age Total Living Bedrooms Full / Half baths CDU Phys*

**.** *Built* *Area .*

**Min:** FR 1888 14 513 1 1/0 3 PR

**Typical: AV 1925 99 1,056 3 2/0 9 AV**

**Max:** GD+ 2009 135 2,959 5 3/2 13 GD