

AGRICULTURAL-A & RURAL ACREAGE-A ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S:	Adj. Sale \$	Cur. Asmnt	Asd/Adj. \$:	Cur. Appra	Land + Yari	Bldg. Resid	Cost Man.	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Me	Building St	Use Code	Land Value	Appr. by Et	Appr. Date	Other Parc	Land Table	Property C	Building	Depr.	
07-002-007-00	6368 124TH AVE	2/22/2022	210000	WD	03-ARM'S l	210000	99300	47.28571	198404	81012	128988	113972.8	1.131744	1792	71.97991	RUAA	12.50273	MULTI-STORY		71900	No	//	07-002-001	RURAL ACF	401	60		
07-003-031-10	6417 122ND AVE	4/7/2021	239000	WD	03-ARM'S l	239000	143800	60.16736	287521	69342	169658	211824.3	0.800938	2484	68.30032	RUAA	20.57788	MULTI-STORY		53150	No	//		RURAL ACF	401	55		
07-003-031-20	6411 122ND AVE	6/29/2020	290000	WD	03-ARM'S l	290000	135100	46.58621	270140	56005	233995	207898.1	1.125528	1305	179.3065	RUAA	11.88113	MULTI-STORY		44400	No	//		RURAL ACF	401	85		
07-011-006-92	2171 64TH ST	10/30/2020	267250	WD	03-ARM'S l	267250	119900	44.86436	239767	67547	199703	167203.9	1.194368	1176	169.8155	RUAA	18.76519	MULTI-STORY		65000	No	//		RURAL ACF	401	78		
07-020-004-10	6856 118TH AVE	4/14/2021	300000	WD	03-ARM'S l	300000	143800	47.93333	287553	31456	268544	248637.9	1.080061	1848	145.316	RUAA	7.334451	MULTI-STORY		30000	No	//		RURAL ACF	401	81		
07-021-024-00	1662 66TH ST	10/29/2021	755000	WD	03-ARM'S l	755000	463500	61.39073	926995	377405	377595	533582.5	0.70766	5001	75.5039	RUAA	29.90563	MULTI-STORY		225800	No	//		RURAL ACF	401	78		
Totals:		2061250				2061250	1105400		2210380		1378483	1483119			118.3704													
						Sale. Ratio		53.62765			E.C.F. =>		0.929448	Std. Deviat		0.201057												
						Std. Dev. =:		7.368972			Ave. E.C.F.		1.006716	Ave. Variar		16.82783	Coefficient		16.71557									

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S:	Adj. Sale \$	Cur. Asmnt	Asd/Adj. \$:	Cur. Appra	Land + Yari	Bldg. Resid	Cost Man.	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Me	Building St	Use Code	Land Value	Appr. by Et	Appr. Date	Other Parc	Land Table	Property C	Building	Depr.
07-002-017-00	2362 63RD ST	12/29/2020	185000	WD	03-ARM'S l	185000	97400	52.64865	194712	54397	130603	135521	0.96371	1456	89.69986	RUAA	6.603855	DBL WIDE MH		52200	No	//		RURAL ACF	401	51	
07-009-046-21	6653 120TH AVE	7/7/2021	152000	WD	03-ARM'S l	152000	75900	49.93421	151836	30500	121500	121336	1.001352	1539	78.94737	RUAA	10.36798	DBL WIDE MH		30000	No	//		RURAL ACF	401	47	
07-016-016-20	6743 119TH AVE	7/23/2021	90000	WD	03-ARM'S l	90000	59800	66.44444	119541	43900	46100	63034.17	0.731349	1408	32.74148	RUAA	16.63225	DBL WIDE MH		43900	No	//		RURAL ACF	401	59	
07-017-006-30	1902 68TH ST	7/20/2020	110000	WD	03-ARM'S l	110000	65800	59.81818	131538	46999	63001	70449.16	0.894276	1232	51.13718	RUAA	0.339582	DBL WIDE MH		44700	No	//		RURAL ACF	401	59	
Totals:		537000				537000	298900		597627		361204	390340.3			63.13147												
						Sale. Ratio		55.66108			E.C.F. =>		0.925357	Std. Deviat		0.119423											
						Std. Dev. =:		7.434617			Ave. E.C.F.		0.897672	Ave. Variar		8.485915	Coefficient		9.453248								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S:	Adj. Sale \$	Cur. Asmnt	Asd/Adj. \$:	Cur. Appra	Land + Yari	Bldg. Resid	Cost Man.	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Me	Building St	Use Code	Land Value	Appr. by Et	Appr. Date	Other Parc	Land Table	Property C	Building	Depr.
07-003-002-10	2335 64TH ST	12/9/2020	207000	WD	03-ARM'S l	207000	119500	57.72947	239084	86757	120243	145073.3	0.828843	1200	100.2025	RUAA	8.158737	RANCH		73500	No	//		RURAL ACF	401	81	
07-004-008-00	6706 124TH AVE	7/8/2021	145000	WD	03-ARM'S l	145000	69900	48.2069	139874	25114	119886	109295.2	1.096901	1196	100.2391	RUAA	18.64702	RANCH		19800	No	//		RURAL ACF	401	60	
07-005-005-00	2374 68TH ST	8/24/2020	190000	WD	03-ARM'S l	190000	96800	50.94737	193675	46058	143942	140587.6	1.02386	976	147.4816	RUAA	11.34294	RANCH		40635	No	//		RURAL ACF	401	66	
07-009-002-00	6620 122ND AVE	9/21/2021	70000	WD	03-ARM'S l	70000	43200	61.71429	86358	19710	50290	63474.29	0.792289	864	58.20602	RUAA	11.81409	RANCH		14910	No	//		RURAL ACF	401	55	
07-029-005-00	6860 116TH AVE	4/2/2021	150000	WD	03-ARM'S l	150000	96200	64.13333	192325	67319	82681	119421	0.692349	1013	81.61994	RUAA	21.80814	RANCH		63360	No	//		RURAL ACF	401	61	
07-029-013-10	6811 DANIELLE LN	5/26/2021	329000	WD	03-ARM'S l	329000	167400	50.88146	334738	56576	272424	264916.2	1.02834	2248	121.1851	RUAA	11.79101	RANCH		56300	No	//		RURAL ACF	401	77	
Totals:		1091000				1091000	593000		1186054		789466	842767.7			101.489												
						Sale. Ratio		54.3538			E.C.F. =>		0.936754	Std. Deviat		0.161067											
						Std. Dev. =:		6.531561			Ave. E.C.F.		0.91043	Ave. Variar		13.92699	Coefficient		15.29715								