SINGLE FAMILY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Ec	Other Parc	Land Table	Property Cl	Building Depr.
07-001-002-00	6028 124TH AVE	11/21/2022	$350,000	WD	03-ARM'S LENGTH	$350,000	$204,300	58.371	$408,666	$72,890	$277,110	$359,308	0.771	4112	$67	RUAA	17.719	MULTI-STORY	$58,250	No		RURAL ACREAGE- A	401	60
07-002-007-00	6368 124TH AVE	2/22/2022	$210,000	WD	03-ARM'S LENGTH	$210,000	$99,300	47.286	$198,404	$81,012	$128,988	$113,973	1.132	1792	$72	RUAA	18.332	MULTI-STORY	$71,900	No	07-002-00	RURAL ACREAGE- A	401	60
07-002-020-10	6323 122ND AVE	6/14/2022	$228,000	WD	03-ARM'S LENGTH	$228,000	$136,100	59.693	$272,284	$58,507	$169,493	$228,608	0.741	2973	$57	RUAA	20.701	RANCH	$58,000	No		RURAL ACREAGE- A	401	63
07-003-017-30	6561 122ND AVE	1/6/2023	$375,000	WD	03-ARM'S LENGTH	$375,000	$168,000	44.800	$336,084	$109,354	$265,646	$242,752	1.094	1836	$145	RUAA	14.589	MULTI-STORY	$80,500	No		RURAL ACREAGE- A	401	70
07-004-008-00	6706 124TH AVE	7/8/2021	$145,000	WD	03-ARM'S LENGTH	$145,000	$75,300	51.931	$150,544	$38,467	$106,533	$119,613	0.891	1196	$89	RUAA	5.777	RANCH	$33,000	No		RURAL ACREAGE- A	401	60
07-004-028-20	2271 68TH ST	8/26/2022	$370,000	WD	03-ARM'S LENGTH	$370,000	$158,600	42.865	$317,111	$130,883	$239,117	$198,749	1.203	2070	$116	RUAA	25.469	RANCH	$112,960	No		RURAL ACREAGE- A	401	60
07-005-011-10	2368 68TH ST	8/1/2022	$560,000	WD	03-ARM'S LENGTH	$560,000	$277,500	49.554	$555,060	$115,676	$444,324	$427,833	1.039	2848	$156	RUAA	9.013	MULTI-STORY	$80,450	No		RURAL ACREAGE- A	401	90
07-005-016-00	2326 68TH ST	3/10/2023	$455,000	WD	03-ARM'S LENGTH	$455,000	$223,100	49.033	$446,183	$52,880	$402,120	$382,963	1.050	2180	$184	RUAA	10.160	RANCH	$52,880	No		RURAL ACREAGE- A	401	85
07-005-017-21	6843 123RD AVE	5/27/2022	$325,000	WD	03-ARM'S LENGTH	$325,000	$136,700	42.062	$273,357	$59,449	$265,551	$228,290	1.163	1612	$165	RUAA	21.480	RANCH	$49,000	No		RURAL ACREAGE- A	401	77
07-009-002-00	6620 122ND AVE	9/21/2021	$70,000	WD	03-ARM'S LENGTH	$70,000	$47,400	67.714	$94,742	$29,650	$40,350	$69,469	0.581	864	$47	RUAA	36.758	RANCH	$24,850	No		RURAL ACREAGE- A	401	55
07-011-011-10	2015 64TH ST	9/22/2022	$161,700	WD	03-ARM'S LENGTH	$161,700	$83,900	51.886	$167,733	$55,000	$106,700	$120,313	0.887	1350	$79	RUAA	6.156	RANCH	$55,000	No		RURAL ACREAGE- A	401	55
07-012-019-53	6163 FENNVIEW	10/12/2022	$915,000	WD	31-SPLIT IMPROVED	$915,000	$451,400	49.333	$902,800	$222,995	$692,005	$727,843	0.951	3254	$213	RUAA	0.234	MULTI-STORY	$218,115	No		RURAL SITE CONDO	401	98
07-012-019-62	6186 FENNVIEW	11/30/2022	$129,000	WD	32-SPLIT VACANT	$129,000	$71,700	55.581	$143,451	$114,885	$14,115	$30,487	0.463	1779	$8	RUAA	48.543	RANCH	$114,885	No		RURAL SITE CONDO	401	98
07-016-010-11	6779 120TH AVE	4/9/2021	$200,000	WD	03-ARM'S LENGTH	$200,000	$107,600	53.800	$215,281	$66,558	$133,442	$158,723	0.841	1872	$71	RUAA	10.770	RANCH	$64,000	No		RURAL ACREAGE- A	401	60
07-016-010-11	6779 120TH AVE	6/8/2021	$200,000	WD	31-SPLIT IMPROVED	$200,000	$107,600	53.800	$215,281	$66,558	$133,442	$158,723	0.841	1872	$71	RUAA	10.770	RANCH	$64,000	No		RURAL ACREAGE- A	401	60
07-016-015-30	6761 119TH AVE	6/22/2022	$350,000	WD	03-ARM'S LENGTH	$350,000	$136,000	38.857	$272,064	$69,781	$280,219	$216,577	1.294	1512	$185	RUAA	34.543	MODULAR	$64,800	No		RURAL ACREAGE- A	401	81
07-016-016-20	6743 119TH AVE	10/28/2022	$242,000	WD	03-ARM'S LENGTH	$242,000	$113,700	46.983	$227,374	$62,800	$179,200	$176,203	1.017	1500	$119	RUAA	6.859	MODULAR	$62,800	No		RURAL ACREAGE- A	401	80
07-020-004-10	6856 118TH AVE	4/14/2021	$300,000	WD	03-ARM'S LENGTH	$300,000	$151,300	50.433	$302,580	$51,572	$248,428	$268,745	0.924	1848	$134	RUAA	2.402	MULTI-STORY	$50,000	No		RURAL ACREAGE- A	401	80
07-021-021-00	6717 116TH AVE	7/29/2022	$525,000	WD	03-ARM'S LENGTH	$525,000	$221,400	42.171	$442,809	$154,998	$370,002	$308,149	1.201	1743	$212	RUAA	25.230	MULTI-STORY	$142,000	No		RURAL ACREAGE- A	401	65
07-029-013-10	6811 DANIELLE LN	5/26/2021	$329,000	WD	03-ARM'S LENGTH	$329,000	$171,900	52.249	$343,785	$75,949	$253,051	$285,844	0.885	2248	$113	RUAA	6.314	RANCH	$75,650	No		RURAL ACREAGE- A	401	76
		Totals:	$6,439,700			$6,439,700	$3,142,800		$6,285,593		$4,749,836	$4,823,163			$115		3.638							

Sale. Ratio =>	48.804			E.C.F. =>	0.985	Std. Deviation=>	0.212
Std. Dev. =>	6.849			Ave. E.C.F. =>	0.948	Ave. Variance=>	16.591

Coefficient of Var=> 17.493

SINGLE FAMILY ECF = 0.985
MOBILE HOME ECF = 0.965
AGRICULTURAL ECF = 1.071

NOTE: • ECF Neighborhood "Agricultural – A" and "Rural Acreage – A" found to have similar market interest. ECF analysis carried out concurrently. Secondary ECF Analysis utilized to determine Agricultural Building ECF See Secondary ECF Analysis

MOBILE HOME

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Ec	Other Parc	Land Table	Property Cl	Building Depr.
07-009-046-21	6653 120TH AVE	7/7/2021	$152,000	WD	03-ARM'S LENGTH	$152,000	$91,200	60.000	$182,413	$50,500	$101,500	$129,708	0.783	1539	$66	RUAA	23.229	DBL WIDE MH	$50,000	No		RURAL ACREAGE- A	401	55
07-021-001-80	1768 66TH ST	1/6/2023	$170,000	WD	03-ARM'S LENGTH	$170,000	$75,300	44.294	$150,646	$65,105	$104,895	$84,111	1.247	988	$106	RUAA	23.229	DBL WIDE MH	$60,100	No		RURAL ACREAGE- A	401	59
		Totals:	$322,000			$322,000	$166,500		$333,059		$206,395	$213,819			$86		4.954							

Sale. Ratio =>	51.708			E.C.F. =>	0.965	Std. Deviation=>	0.329
Std. Dev. =>	11.106			Ave. E.C.F. =>	1.015	Ave. Variance=>	23.229

Coefficient of Var=> 22.890