

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 Eq.	Land Table	Property Class	Building Depr.
07-015-017-00	6580 120TH AVE	9/2/2022	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$76,100	45.298	\$152,143	\$45,000	\$123,000	\$128,469	0.957	960		\$128 RUAB	10.378	RANCH	\$45,000	No	RURAL ACREAGE- B	401	75
07-023-002-01	6260 118TH AVE	10/11/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$100,000	55.556	\$199,978	\$74,587	\$105,413	\$149,275	0.706	1800		\$59 RUAB	14.749	MULTI-STORY	\$73,700	No	RURAL ACREAGE- B	401	60
07-023-013-00	1637 64TH ST	1/31/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,700	48.316	\$275,320	\$64,978	\$220,022	\$250,407	0.879	1123		\$196 RUAB	2.500	MULTI-STORY	\$60,200	No	RURAL ACREAGE- B	401	85
07-028-003-00	6670 116TH AVE	10/7/2022	\$134,050	WD	03-ARM'S LENGTH	\$134,050	\$72,400	54.010	\$144,707	\$66,057	\$67,993	\$94,305	0.721	874		\$78 RUAB	13.266	RANCH	\$60,000	No	RURAL ACREAGE- B	401	70
07-028-024-23	1424 66TH ST	10/20/2021	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$195,700	53.035	\$391,364	\$69,193	\$299,807	\$315,854	0.949	1848		\$162 RUAB	9.554	MODULAR	\$67,720	No	RURAL ACREAGE- B	401	89
07-033-017-01	1242 66TH ST	3/21/2022	\$190,000	WD	31-SPLIT IMPROVED	\$190,000	\$89,600	47.158	\$179,243	\$55,617	\$134,383	\$147,174	0.913	1720		\$78 RUAB	5.944	MULTI-STORY	\$55,200	No	RURAL ACREAGE- B	401	60
07-034-002-10	6439 113TH AVE	9/14/2022	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$102,300	48.714	\$204,579	\$45,000	\$165,000	\$189,975	0.869	1459		\$113 RUAB	1.488	MULTI-STORY	\$45,000	No	RURAL ACREAGE- B	401	80
07-034-013-00	1209 66TH ST	9/12/2022	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$125,900	45.782	\$251,832	\$105,701	\$169,299	\$173,965	0.973	1448		\$117 RUAB	11.952	MULTI-STORY	\$92,867	No	RURAL ACREAGE- B	401	75
07-035-015-00	6215 113TH AVE	5/17/2021	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$71,600	55.077	\$143,230	\$50,000	\$80,000	\$111,787	0.716	1208		\$66 RUAB	13.801	RANCH	\$50,000	No	RURAL ACREAGE- B	401	64
Totals:						\$1,941,050	\$971,300		\$1,942,396		\$1,364,917	\$1,561,210				\$111		2.061					
						Sale. Ratio =>		50.040			E.C.F. =>		0.874	Std. Deviation=>		0.110							
						Std. Dev. =>		4.084			Ave. E.C.F. =>		0.854	Ave. Variance=>		9.292	Coefficient of Var=>		10.885				

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

SINGLE FAMILY ECF = 0.874
MOBILE HOME ECF = 1.051
AGRICULTURAL ECF = 0.948

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 Eq.	Land Table	Property Class	Building Depr.
07-015-021-00	1936 KATHRYN LN	8/3/2021	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$127,700	48.927	\$255,312	\$84,769	\$160,369	\$155,641	1.030	1976		\$81 RUAB	2.864	DBL WIDE MH	\$80,350	No	RURAL ACREAGE- B	401	63
07-036-012-20	1281 62ND ST	10/11/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,100	47.806	\$148,274	\$62,000	\$93,000	\$85,504	1.088	1104		\$84 RUAB	2.864	DBL WIDE MH	\$60,500	No	RURAL ACREAGE- B	401	51
Totals:						\$416,000	\$201,800		\$403,586		\$253,369	\$241,146				\$83		0.833					
						Sale. Ratio =>		48.510			E.C.F. =>		1.051	Std. Deviation=>		0.041							
						Std. Dev. =>		0.792			Ave. E.C.F. =>		1.059	Ave. Variance=>		2.864	Coefficient of Var=>		2.705				