

RUAA - RURAL ACREAGE A & AGRICULTURAL A ECF

FRAME BUILT

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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
07-001-002-00	8028 124TH AVE	10/15/2024	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$203,600	53.93	\$407,160	\$110,622	\$266,878	\$291,868	0.914	3734	\$71	RUAA	13.817	MULTI-STORY		\$86,133		RURAL ACREAGE -J	401	57
07-002-005-00	6338 124TH AVE	1/11/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$109,000	46.38	\$218,025	\$107,700	\$127,300	\$108,588	1.172	1868	\$68	RUAA	11.977	MULTI-STORY		\$107,700		RURAL ACREAGE -J	401	45
07-002-005-00	6338 124TH AVE	11/15/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$109,000	41.92	\$218,025	\$107,700	\$152,300	\$108,588	1.403	1868	\$82	RUAA	35.000	MULTI-STORY		\$107,700		RURAL ACREAGE -J	401	45
07-002-007-10	6370 124TH AVE	10/11/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$94,700	54.11	\$189,479	\$85,630	\$89,370	\$102,214	0.874	750	\$119	RUAA	17.821	RANCH		\$83,495		RURAL ACREAGE -J	401	69
07-003-002-10	2335 64TH ST	6/29/2023	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$130,900	46.77	\$261,878	\$145,441	\$134,459	\$114,603	1.173	1200	\$112	RUAA	12.070	RANCH		\$130,630		RURAL ACREAGE -J	401	78
07-003-017-30	6561 122ND AVE	12/27/2024	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$323,700	45.27	\$647,383	\$164,505	\$50,495	\$475,274	1.158	2144	\$257	RUAA	10.572	MULTI-STORY		\$121,422		RURAL ACREAGE -J	401	94
07-003-031-10	6417 122ND AVE	6/28/2024	\$679,000	PTA	03-ARM'S LENGTH	\$679,000	\$311,100	45.82	\$622,227	\$129,825	\$549,175	\$484,648	1.133	2484	\$221	RUAA	8.059	MULTI-STORY		\$113,277		RURAL ACREAGE -J	401	90
07-004-014-00	2363 88TH ST	3/8/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,000	50.00	\$190,022	\$67,302	\$122,698	\$120,787	1.016	1548	\$79	RUAA	3.673	MULTI-STORY		\$61,609		RURAL ACREAGE -J	401	50
07-005-005-00	2374 88TH ST	2/4/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,400	45.13	\$270,803	\$122,847	\$177,153	\$145,626	1.216	976	\$182	RUAA	16.394	RANCH		\$117,398		RURAL ACREAGE -J	401	75
07-005-063-50	6832 123RD AVE	5/6/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$173,200	48.11	\$346,363	\$130,917	\$220,083	\$212,053	1.080	1456	\$157	RUAA	2.776	RANCH		\$130,917		RURAL ACREAGE -J	401	70
07-008-103-20	6829 120TH AVE	7/21/2023	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$197,300	59.81	\$394,639	\$250,773	\$79,127	\$141,600	0.559	3136	\$25	RUAA	49.375	MULTI-STORY		\$199,101		RURAL ACREAGE -J	401	42
07-009-029-00	2169 68TH ST	6/12/2024	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$98,000	46.89	\$195,920	\$67,843	\$141,157	\$126,060	1.120	1064	\$133	RUAA	6.721	RANCH		\$61,609		RURAL ACREAGE -J	401	76
07-010-016-50	2185 66TH ST	1/30/2025	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$138,700	49.01	\$277,489	\$69,266	\$213,734	\$204,944	1.043	1360	\$157	RUAA	0.966	RANCH		\$61,609		RURAL ACREAGE -J	401	70
07-011-006-90	6348 122ND AVE	11/4/2024	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$274,400	50.35	\$548,719	\$121,212	\$423,788	\$420,775	1.007	1752	\$242	RUAA	4.539	MULTI-STORY		\$115,846		RURAL ACREAGE -J	401	90
07-012-023-00	2075 62ND ST	8/29/2024	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$286,600	45.86	\$573,202	\$308,154	\$316,846	\$260,874	1.215	1682	\$188	RUAA	16.200	BI-LEVEL		\$291,788		RURAL ACREAGE -J	401	70
07-016-004-00	6685 119TH AVE	1/10/2025	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$305,000	50.00	\$610,004	\$317,561	\$292,439	\$289,261	1.011	2352	\$124	AGA	4.157	RANCH		\$303,640		RURAL ACREAGE -J	401	89
07-020-028-00	1607 BLUE STAR HWY	8/31/2023	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$129,400	51.35	\$258,871	\$117,424	\$134,576	\$139,219	0.967	1008	\$134	RUAA	8.591	RANCH		\$81,036		RURAL ACREAGE -J	401	84
07-020-033-00	1606 68TH ST	10/27/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$141,100	53.25	\$282,292	\$65,087	\$199,913	\$213,784	0.935	2132	\$94	RUAA	11.744	MULTI-STORY		\$61,609		RURAL ACREAGE -J	401	79
07-021-018-02	1621 68TH ST	11/4/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$89,300	51.03	\$178,567	\$91,408	\$83,592	\$85,786	0.974	450	\$186	RUAA	7.813	RANCH		\$83,657		RURAL ACREAGE -J	401	82
07-029-013-10	6811 DANIELLE LN	7/11/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$224,600	47.79	\$449,100	\$116,258	\$353,742	\$327,600	1.080	2248	\$157	RUAA	2.725	RANCH		\$115,969		RURAL ACREAGE -J	401	79
Totals:			\$7,335,300			\$7,335,300	\$3,570,000		\$7,140,168		\$4,637,825	\$4,374,153			\$139									
			Sale. Ratio =>				48.67						E.C.F. =>				1.060		Std. Deviat	0.171				
			Std. Dev. =>				4.08						Ave. E.C.F. =>				1.053		Ave. Variat	12.249	Coefficient of Var=>			11.638

MODULAR/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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
07-008-089-00	6806 121ST AVE	11/22/2023	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$135,000	56.84	\$269,991	\$116,457	\$121,043	\$156,348	0.774	1964	\$62	RUAA	25.578	DBL WIDE MH		\$114,656		RURAL ACREAGE -A	401	59
07-008-096-10	6868 121ST AVE	5/23/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,100	50.36	\$166,277	\$65,017	\$99,983	\$101,758	0.983	2016	\$50	RUAA	4.742	DBL WIDE MH		\$61,609		RURAL ACREAGE -A	401	44
07-010-024-50	6515 120TH AVE	11/14/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$122,300	42.17	\$244,525	\$135,217	\$154,783	\$111,312	1.391	1232	\$126	RUAA	36.057	DBL WIDE MH		\$116,955		RURAL ACREAGE -A	401	70
07-011-006-60	6394 122ND AVE	5/1/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$178,200	47.52	\$356,369	\$125,985	\$249,015	\$226,756	1.098	1512	\$165	RUAA	6.619	MODULAR		\$93,189		RURAL ACREAGE -A	401	75
07-017-006-20	1908 68TH ST	2/12/2025	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,100	51.36	\$272,181	\$181,294	\$83,706	\$92,553	0.904	1456	\$57	RUAA	12.556	DBL WIDE MH		\$179,705		RURAL ACREAGE -A	401	61
Totals:			\$1,332,500			\$1,332,500	\$654,700		\$1,309,343		\$708,530	\$688,727			\$92									
			Sale. Ratio =>				49.13						E.C.F. =>				1.029		Std. Deviat	0.234				
			Std. Dev. =>				5.38						Ave. E.C.F. =>				1.030		Ave. Variat	17.150	Coefficient of Var=>			16.651