

Neighborhoods Used: 2000 - BLUE STAR HWY AREA, 4000 - UNPLATTED RURAL RES, 100 - AGRICULTURAL

6165 140TH AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
11-024-022-00       03/05/2021 4000       401           835,000       203,421  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           60           350,860       286,700       1.224  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  280719           229386       1.224

3626 60TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
11-036-039-10       09/15/2020 4000       401           307,400       77,188  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   1.75 STORY       60           211,407       224,784       0.940  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  18805           19995       0.940

6203 140TH AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
11-023-037-00       07/31/2020 4000       401           187,500       62,768  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   1.5-STORY       60           116,394       97,911       1.189  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  8338           7014       1.189

3986 60TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
11-025-001-20       06/26/2020 4000       401           300,000       85,242  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   TWO-STORY       60           203,182       198,069       1.026  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  11576           11285       1.026

4192 60TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
11-024-002-10       04/24/2020 4000       401           230,000       65,555  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           60           164,445       180,529       0.911

3977 62ND ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
11-026-003-00       11/22/2019 4000       401           218,000       63,758  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           65           138,519       97,620       1.419  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  15723           11080       1.419

6143 142ND AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
11-013-016-10       09/10/2019 4000       401           256,000       78,394  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   BI-LEVEL       70           164,304       152,765       1.076  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  13302           12368       1.076

3714 60TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
11-036-019-00       07/31/2019 4000       401           218,500       62,528  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           60           155,972       133,778       1.166

Neighborhoods Used: 2000 - BLUE STAR HWY AREA, 4000 - UNPLATTED RURAL RES, 100 - AGRICULTURAL

| Single Family Computed Costs by Manual |         |         |         |         |         |         |
|--|---------|---------|---------|---------|---------|---------|
| * Style *                              | 91..100 | 81..90  | 71..80  | 61..70  | 51..60  | 0..50   |
| 1.5-STORY                              | 97,911  | 97,911  | 97,911  | 97,911  | 97,911  | 97,911  |
| 1.75 STORY                             | 224,784 | 224,784 | 224,784 | 224,784 | 224,784 | 224,784 |
| 2.5 STORY                              | 0       | 0       | 0       | 0       | 0       | 0       |
| BI-LEVEL                               | 152,765 | 152,765 | 152,765 | 152,765 | 152,765 | 152,765 |
| DUPLEX                                 | 0       | 0       | 0       | 0       | 0       | 0       |
| RANCH                                  | 698,627 | 698,627 | 698,627 | 698,627 | 698,627 | 698,627 |
| THREE-STORY                            | 0       | 0       | 0       | 0       | 0       | 0       |
| TRI-LEVEL                              | 0       | 0       | 0       | 0       | 0       | 0       |
| TWO-STORY                              | 198,069 | 198,069 | 198,069 | 198,069 | 198,069 | 198,069 |
|  | 0       | 0       | 0       | 0       | 0       | 0       |

Total Single Family Costs by Manual : 1,372,156  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 291,128  
 Total Commercial Costs by Manual : 0

| Single Family Sale Residual Values |         |         |         |         |         |         |
|------------------------------------|---------|---------|---------|---------|---------|---------|
| * Style *                          | 91..100 | 81..90  | 71..80  | 61..70  | 51..60  | 0..50   |
| 1.5-STORY                          | 116,394 | 116,394 | 116,394 | 116,394 | 116,394 | 116,394 |
| 1.75 STORY                         | 211,407 | 211,407 | 211,407 | 211,407 | 211,407 | 211,407 |
| 2.5 STORY                          | 0       | 0       | 0       | 0       | 0       | 0       |
| BI-LEVEL                           | 164,304 | 164,304 | 164,304 | 164,304 | 164,304 | 164,304 |
| DUPLEX                             | 0       | 0       | 0       | 0       | 0       | 0       |
| RANCH                              | 809,796 | 809,796 | 809,796 | 809,796 | 809,796 | 809,796 |
| THREE-STORY                        | 0       | 0       | 0       | 0       | 0       | 0       |
| TRI-LEVEL                          | 0       | 0       | 0       | 0       | 0       | 0       |
| TWO-STORY                          | 203,182 | 203,182 | 203,182 | 203,182 | 203,182 | 203,182 |
|                                    | 0       | 0       | 0       | 0       | 0       | 0       |

Total Single Family Sale Residual Values : 1,505,083  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 348,463  
 Total Commercial Sale Residual Values : 0

| Statistics for this Analysis |                 |                               |                              |                            |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| # Valid Sales                | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
| 8                            | 3               | 7.95                          | 9.54                         | 1.012                      |
| After Application of E.C.F.s |                 |                               |                              |                            |
|                              |                 | 4.78                          | 8.23                         | 1.008                      |

| Economic Condition Factor Estimates (# of data points) |           |           |           |           |           |           |
|--|-----------|-----------|-----------|-----------|-----------|-----------|
| * Style *  | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
| 1.5-STORY  | 1.189( 1) | 1.189( 1) | 1.189( 1) | 1.189( 1) | 1.189( 1) | 1.189( 1) |
| 1.75 STORY   | 0.940( 1) | 0.940( 1) | 0.940( 1) | 0.940( 1) | 0.940( 1) | 0.940( 1) |
| 2.5 STORY  | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| BI-LEVEL   | 1.076( 1) | 1.076( 1) | 1.076( 1) | 1.076( 1) | 1.076( 1) | 1.076( 1) |
| DUPLEX   | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| RANCH  | 1.159( 4) | 1.159( 4) | 1.159( 4) | 1.159( 4) | 1.159( 4) | 1.159( 4) |
| THREE-STORY  | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| TRI-LEVEL  | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| TWO-STORY  | 1.026( 1) | 1.026( 1) | 1.026( 1) | 1.026( 1) | 1.026( 1) | 1.026( 1) |
|  | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |

Single Family E.C.F. : 1.097 (8)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.197 (6)  
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2019  
 Ending Date: 03/31/2021  
 Terms Selected: 2  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals: X  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): 2000 - BLUE STAR HWY AREA, 4000 - UNPLATTED RURAL RES, 100 - AGRICULTURAL

Neighborhoods Used: 2000 - BLUE STAR HWY AREA, 4000 - UNPLATTED RURAL RES, 100 - AGRICULTURAL

---

-----

|                             |                                     |
|-----------------------------|-------------------------------------|
| Max # of Res. Buildings: 30 | Minimum E.C.F. (Residential): 0.10  |
|                             | Maximum E.C.F. (Residential): 3.00  |
| Max # of Ag. Buildings: 30  | Minimum E.C.F. (Agricultural): 0.10 |
|                             | Maximum E.C.F. (Agricultural): 3.00 |
| Max # of C/I Buildings: 30  | Minimum E.C.F. (Commercial): 0.10   |
|                             | Maximum E.C.F. (Commercial): 3.00   |