

Neighborhoods Used: 4012 - LITTLE ACRES, 4025 - BOLLES SUBDIV & COLONIAL ACRES

6162 145TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-060-010-00 11/06/2020 4025 401 224,900 55,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 68 169,900 132,700 1.280

6061 146TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-140-019-00 06/30/2020 4025 401 320,013 69,144
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 62 225,691 145,778 1.548
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 25178 16263 1.548

6021 146TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-140-008-00 12/06/2019 4025 401 195,000 46,211
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 57 148,789 122,885 1.211

Neighborhoods Used: 4012 - LITTLE ACRES, 4025 - BOLLES SUBDIV & COLONIAL ACRES

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5-STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2.5 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
RANCH	401,362	401,362	401,362	401,362	401,362	401,362
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	0	0	0	0	0	0
	0	0	0	0	0	0
Total Single Family Costs by Manual : 401,362						
Total Mobile Home Costs by Manual : 0						
Total Town Home Costs by Manual : 0						
Total Agricultural Costs by Manual : 16,263						
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	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2.5 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
RANCH	544,380	544,380	544,380	544,380	544,380	544,380
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	0	0	0	0	0	0
	0	0	0	0	0	0
Total Single Family Sale Residual Values : 544,380						
Total Mobile Home Sale Residual Values : 0						
Total Town Home Sale Residual Values : 0						
Total Agricultural Sale Residual Values : 25,178						
Total Commercial Sale Residual Values : 0						

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	5.78	8.35	1.017
After Application of E.C.F.s				
		5.71	7.97	1.016

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.356(3)	1.356(3)	1.356(3)	1.356(3)	1.356(3)	1.356(3)
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	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
Single Family E.C.F. : 1.356 (3)						
Mobile Home E.C.F. : 1.000 (0)						
Town Home E.C.F. : 1.000 (0)						
Agricultural E.C.F. : 1.548 (1)						
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): 4012 - LITTLE ACRES, 4025 - BOLLES SUBDIV & COLONIAL ACRES	

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