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DB: Laketown 2022

Neighborhoods Used: 4050.NORTH OF 146TH

2026 W 32ND ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
11-003-037-00	02/08/2021 4050	401	500,000	94,931		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	94	405,069	328,525	1.233	

2006 W 32ND ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
11-003-057-00	01/11/2021 4050	401	415,000	60,477		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5-STORY	96	354,523	274,580	1.291	

4629 61ST ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
11-001-062-00	11/18/2020 4050	401	520,000	121,524		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5-STORY	65	364,831	287,528	1.269	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	33645	26516	1.269			

6022 147TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
11-150-005-00	11/04/2020 4050	401	390,000	59,485		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	330,515	284,667	1.161	

4650 62ND ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
11-002-082-00	09/22/2020 4050	401	235,000	82,527		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	152,473	118,105	1.291	

4644 62ND ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
11-002-081-00	07/02/2020 4050	401	255,000	86,735		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	141,373	110,449	1.280	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	26892	21009	1.280			

4642 61ST ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
11-001-032-30	03/25/2020 4050	401	254,500	61,205		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	81	193,295	161,299	1.198	

4769 64TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
11-002-034-00	03/03/2020 4050	401	173,850	65,694		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	108,156	103,645	1.044	

6445 146TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
11-003-086-00	01/21/2020 4050	401	235,000	54,361		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.75 STORY	60	180,639	149,381	1.209	

4723 62ND ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
11-001-025-30	11/22/2019 4050	401	260,000	82,882		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	66	173,719	148,176	1.172	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	3399	2899	1.172			

4615 62ND ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
11-001-052-00	11/08/2019 4050	401	178,000	50,360		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	127,640	114,219	1.118	

4763 64TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
11-002-036-00	09/27/2019 4050	401	165,000	62,961		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5-STORY	60	102,039	87,068	1.172	

Neighborhoods Used: 4050.NORTH OF 146TH

4615 62ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-001-052-00		08/09/2019	4050	401	178,000	50,360
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	127,640	114,219	1.118	

4763 62ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-001-024-10		05/29/2019	4050	401	210,000	61,709
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	139,185	115,398	1.206	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		9106	7550	1.206		

Neighborhoods Used: 4050.NORTH OF 146TH

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5-STORY	649,176	649,176	649,176	649,176	649,176	649,176
1.75 STORY	149,381	149,381	149,381	149,381	149,381	149,381
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	1,598,702	1,598,702	1,598,702	1,598,702	1,598,702	1,598,702
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,397,259
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 57,975
 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	821,393	821,393	821,393	821,393	821,393	821,393
1.75 STORY	180,639	180,639	180,639	180,639	180,639	180,639
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	1,899,065	1,899,065	1,899,065	1,899,065	1,899,065	1,899,065
THREE-STORY	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
TWO-STORY	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,901,097
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 73,042
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
14	3	3.67	4.68	1.014
After Application of E.C.F.s				
		2.95	3.76	1.007

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5-STORY	1.265(3)	1.265(3)	1.265(3)	1.265(3)	1.265(3)	1.265(3)
1.75 STORY	1.209(1)	1.209(1)	1.209(1)	1.209(1)	1.209(1)	1.209(1)
2.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(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	1.188(10)	1.188(10)	1.188(10)	1.188(10)	1.188(10)	1.188(10)
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)

Single Family E.C.F. : 1.210 (14)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.260 (4)
 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):	4050 - NORTH OF 146TH

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