

Neighborhoods Used: 4050.NORTH OF 146TH

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 84 354,523 251,809 1.408

4629 61ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-001-062-00 11/18/2020 4050 401 520,000 119,556
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5-STORY 69 356,502 238,344 1.496
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 43942 29378 1.496

6022 147TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-150-005-00 11/04/2020 4050 401 390,000 53,489
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 336,511 241,282 1.395

4650 62ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-002-082-00 09/22/2020 4050 401 235,000 77,662
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 157,338 84,595 1.860

4644 62ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-002-081-00 07/02/2020 4050 401 255,000 84,735
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 46 154,453 80,941 1.908
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 15812 8286 1.908

4642 61ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-001-032-30 03/25/2020 4050 401 254,500 59,922
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 81 194,578 152,783 1.274

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 45 108,156 81,583 1.326

6445 146TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-003-086-00 01/21/2020 4050 401 235,000 51,456
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.75 STORY 58 183,544 159,146 1.153

4723 62ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-001-025-30 11/22/2019 4050 401 260,000 81,195
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 66 174,222 142,831 1.220
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4583 3757 1.220

4615 62ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-001-052-00 11/08/2019 4050 401 178,000 54,875
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 123,125 79,464 1.549

4763 64TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-002-036-00 09/27/2019 4050 401 165,000 61,100
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5-STORY 58 103,900 68,963 1.507

2026 W 32ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
11-003-037-00 08/23/2019 4050 401 160,000 89,663
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 94 70,337 332,830 0.211

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	559,116	559,116	559,116	559,116	559,116	559,116
1.75 STORY	159,146	159,146	159,146	159,146	159,146	159,146
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	1,375,045	1,375,045	1,375,045	1,375,045	1,375,045	1,375,045
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 : 2,093,307						
Total Mobile Home Costs by Manual : 0						
Total Town Home Costs by Manual : 0						
Total Agricultural Costs by Manual : 45,371						
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	814,925	814,925	814,925	814,925	814,925	814,925
1.75 STORY	183,544	183,544	183,544	183,544	183,544	183,544
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	1,586,921	1,586,921	1,586,921	1,586,921	1,586,921	1,586,921
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 : 2,585,390						
Total Mobile Home Sale Residual Values : 0						
Total Town Home Sale Residual Values : 0						
Total Agricultural Sale Residual Values : 70,110						
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	23.30	55.03	1.065
After Application of E.C.F.s				
		23.73	52.78	1.044

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5-STORY	1.458(3)	1.458(3)	1.458(3)	1.458(3)	1.458(3)	1.458(3)
1.75 STORY	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(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	1.154(10)	1.154(10)	1.154(10)	1.154(10)	1.154(10)	1.154(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)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
Single Family E.C.F. : 1.235 (14)						
Mobile Home E.C.F. : 1.000 (0)						
Town Home E.C.F. : 1.000 (0)						
Agricultural E.C.F. : 1.545 (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