

06:00 PM

DB: Laketown 2022

Neighborhoods Used: 4070.SOUTH CENTRAL RES UNPLATTED

3981 64TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-026-021-00	03/03/2020 4070	401	390,000	102,526	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62	273,176	153,306	1.782
Agricultural Buildings:					
	ResidualValue	CostByManual	E.C.F.		
	14298	8024	1.782		

3913 64TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-026-030-10	10/04/2019 4070	401	375,000	107,924	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71	267,076	262,328	1.018

6392 138TH AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-035-007-10	09/27/2019 4070	401	320,000	71,700	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77	228,121	200,521	1.138
Agricultural Buildings:					
	ResidualValue	CostByManual	E.C.F.		
	20179	17737	1.138		

6428 140TH AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-027-001-30	09/06/2019 4070	401	600,000	148,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66	451,500	285,259	1.583

6376 138TH AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-035-007-30	08/22/2019 4070	401	342,900	65,363	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84	277,537	245,290	1.131

3706 64TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-034-020-11	05/09/2019 4070	401	425,000	68,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67	356,250	242,105	1.471

Neighborhoods Used: 4070.SOUTH CENTRAL RES UNPLATTED

<<<<<<<<<<<<	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	1,388,809	1,388,809	1,388,809	1,388,809	1,388,809	1,388,809	
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 : 1,388,809
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 25,761
 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	1,853,660	1,853,660	1,853,660	1,853,660	1,853,660	1,853,660	
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 : 1,853,660
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 34,477
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	1	12.30	17.44	1.018
After Application of E.C.F.s		12.96	18.72	1.020

<<<<<<<	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	1.335(6)	1.335(6)	1.335(6)	1.335(6)	1.335(6)	1.335(6)	
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. : 1.335 (6)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.338 (2)
 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): 4070 - SOUTH CENTRAL RES UNPLATTED	

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