

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
051-010-2929-305-015	800 1ST AVE S	08/08/19	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$16,800	35.00	\$33,580	\$16,036	\$31,964	\$25,612	1.248	1,820	\$17.56	25	49.0069	
051-050-2919-303-008	1000 N LINCOLN RD	02/28/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$108,900	54.45	\$211,027	\$145,951	\$54,049	\$102,482	0.527	2,464	\$21.94	20	23.0555	
051-160-2813-460-006	2715 DANFORTH RD	03/26/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$74,500	45.15	\$140,404	\$26,510	\$138,490	\$144,903	0.956	6,201	\$22.33	30	19.7785	
051-420-2813-100-004	2829 N 32ND ST	05/23/19	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$26,100	58.00	\$51,208	\$12,855	\$32,145	\$51,828	0.620	1,200	\$26.79	30	13.7735	
051-420-2813-395-005	3708 19TH AVE N	08/26/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$122,700	58.43	\$249,887	\$33,853	\$176,147	\$277,322	0.635	6,984	\$25.22	30	12.2784	
051-420-2824-400-013	2307 9TH AVE N	11/04/19	\$58,500	WD	03-ARM'S LENGTH	\$58,500	\$26,400	45.13	\$52,844	\$20,112	\$38,388	\$47,784	0.803	3,680	\$10.43	25	4.5411	
051-420-2824-400-018	2303 9TH AVE N	02/28/20	\$122,547	WD	03-ARM'S LENGTH	\$122,547	\$76,800	62.67	\$144,385	\$58,940	\$63,607	\$134,559	0.473	3,900	\$16.31	25	28.5248	
051-420-2918-300-014	2211 20TH AVE N	12/16/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,500	45.75	\$196,871	\$63,234	\$136,766	\$188,221	0.727	20,400	\$6.70	30	3.1331	
051-420-2918-300-029	2020 N 19TH ST	02/28/20	\$650,000	LC	19-MULTI PARCEL ARM'S L	\$650,000	\$291,900	44.91	\$600,939	\$147,990	\$502,010	\$603,128	0.832	29,000	\$17.31	30	7.4389	
Totals:			\$1,699,047			\$1,699,047	\$835,600		\$1,681,145		\$1,173,566	\$1,575,839			\$18.29		1.3231	
								Sale. Ratio =>	49.18			E.C.F. =>	0.745	Std. Deviation=>		0.238860175		
								Std. Dev. =>	8.89			Ave. E.C.F. =>	0.758	Ave. Variance=>		17.9479	Coefficient of Var=>	23.67932587