

Neighborhoods Used: 01.RES 1

223 N 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-190-2930-158-011 02/22/2021 01 401 60,000 10,649
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 45 49,351 64,241 0.768



1314 2ND AVE N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-254-012 02/19/2021 01 401 44,500 7,124
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 61 37,376 66,678 0.561



324 N 21ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-190-2930-153-002 02/08/2021 01 401 64,000 10,165
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 48 53,835 68,195 0.789



331 N 14TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-253-012 11/09/2020 01 401 43,500 9,430
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 36 34,070 64,902 0.525



214 N 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-360-2930-182-005 10/26/2020 01 401 38,000 7,458
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 72 30,542 107,000 0.285



319 N 13TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-254-017 10/23/2020 01 401 51,600 7,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 44,100 70,065 0.629



322 N 16TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-360-2930-181-004 10/09/2020 01 401 40,000 7,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 37 32,500 72,368 0.449



312 N 12TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2930-276-007 08/24/2020 01 401 29,000 4,322
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 36 24,678 48,163 0.512



Neighborhoods Used: 01.RES 1

314 N 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-360-2930-179-007 08/05/2020 01 401 58,000 7,458
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 56 50,542 61,314 0.824



521 N 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-130-2930-104-012 07/24/2020 01 401 28,000 5,966
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 22,034 44,345 0.497



1405 1ST AVE N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-402-007 07/22/2020 01 401 48,000 11,106
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 50 36,894 64,998 0.568



226 N 10TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2930-281-001 07/21/2020 01 401 50,000 8,267
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 45 41,733 67,472 0.619



327 N 11TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2930-276-015 07/14/2020 01 401 44,900 9,602
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 67 35,298 70,490 0.501



1119 3RD AVE N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2930-276-002 06/23/2020 01 401 29,900 10,325
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 23 19,575 24,919 0.786



213 N 14TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-257-014 05/20/2020 01 401 35,000 3,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 60 31,250 56,043 0.558



304 N 13TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-255-010 05/11/2020 01 401 30,000 7,410
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 46 22,590 43,070 0.524



Neighborhoods Used: 01.RES 1

520 N 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-130-2930-131-005 05/05/2020 01 401 30,000 13,796
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 36 16,204 50,357 0.322



1711 2ND AVE N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-360-2930-183-011 03/16/2020 01 401 35,000 7,431
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 27,569 45,700 0.603



1613 2ND AVE N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-360-2930-184-003 03/12/2020 01 401 72,000 10,685
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 46 61,315 77,366 0.793



318 N 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-360-2930-178-008 12/09/2019 01 401 45,000 7,458
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 37,542 58,400 0.643



325 N 10TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2930-277-012 11/12/2019 01 401 69,900 8,551
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 61,349 83,161 0.738



219 N 20TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-190-2930-157-012 10/17/2019 01 401 39,000 8,479
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 30,521 60,794 0.502



315 N 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-190-2930-154-014 10/17/2019 01 401 45,000 7,458
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 38 37,542 66,314 0.566



533 N 20TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-130-2930-103-012 09/13/2019 01 401 48,000 5,966
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 42,034 90,929 0.462



Neighborhoods Used: 01.RES 1

510 N 20TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-130-2930-104-007 08/26/2019 01 401 65,000 13,226
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 68 51,774 97,174 0.533



325 N 11TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2930-276-016 08/09/2019 01 401 50,000 11,646
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 64 38,354 77,670 0.494



1405 1ST AVE N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-402-007 08/02/2019 01 401 58,076 11,106
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 65 46,970 79,601 0.590



324 N 21ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-190-2930-153-002 07/16/2019 01 401 54,000 10,187
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 50 43,813 69,404 0.631



302 N 16TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-360-2930-181-009 07/09/2019 01 401 85,000 7,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 57 77,500 102,957 0.753



227 N 16TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-360-2930-184-012 07/03/2019 01 401 51,000 7,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 50 43,500 76,563 0.568



629 N 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-130-2930-126-013 06/03/2019 01 401 56,900 5,966
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 66 50,934 67,744 0.752



1301 1ST AVE N
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-403-007 05/15/2019 01 401 63,000 7,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 36 55,500 90,468 0.613



Neighborhoods Used: 01.RES 1

616 N 18TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-130-2930-127-006	05/09/2019 01	401	72,585	7,220	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	65,365	81,908	0.798



Neighborhoods Used: 01.RES 1

Ending Date: 03/31/2021
Terms Selected: All
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): 01 - RES 1

Max # of Res. Buildings: 10	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