

Neighborhoods Used: 02.Res 2

1118 S LINCOLN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 051-420-2836-200-046 03/18/2021 02 401 120,000 15,354
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 59 104,646 120,199 0.871



2620 8TH AVE S
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 051-412-2836-200-020 02/17/2021 02 401 65,000 14,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 51,000 75,781 0.673



5390 12TH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 051-420-3501-300-010 09/30/2020 02 401 195,000 28,640
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MIXED 63 166,360 217,538 0.765



1116 S LINCOLN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 051-420-2836-200-045 09/03/2020 02 401 125,000 15,417
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 109,583 139,035 0.788



2222 25TH AVE S
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 051-020-3606-154-008 08/26/2020 02 401 100,000 23,915
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 68 76,085 122,980 0.619



3030 LAKE SHORE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 051-420-3501-300-016 08/20/2020 02 401 285,000 68,458
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MIXED 70 216,542 270,922 0.799



2700 8TH AVE S
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 051-420-2836-200-007 08/17/2020 02 401 90,000 30,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MIXED 45 60,000 72,059 0.833



909 S 30TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 051-420-2836-200-021 08/05/2020 02 401 215,000 44,854
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 170,146 194,887 0.873
 !!MULTI-PARCEL SALE!!



Neighborhoods Used: 02.Res 2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-420-2836-200-094	07/24/2020 02	401	193,000	22,618	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MIXED	80	170,382	181,449	0.939



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-420-2836-200-096	06/04/2020 02	401	160,000	26,907	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MIXED	82	133,093	209,900	0.634



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-420-2836-300-020	10/15/2019 02	401	142,000	30,882	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SPLIT-LEVEL	69	111,118	148,760	0.747



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-420-2836-400-029	04/12/2019 02	401	79,000	18,172	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	49	60,828	80,225	0.758



Neighborhoods Used: 02.Res 2

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): 02 - Res 2

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