

Neighborhoods Used: 03.Res 3

2211 3RD AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-040-2930-352-007 03/30/2021 03 401 151,900 16,165
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 135,735 167,278 0.811



322 S 14TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-414-019 03/22/2021 03 401 67,500 10,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 32 57,500 57,935 0.992



814 3RD AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-351-012 03/19/2021 03 401 72,900 7,238
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 48 65,662 84,640 0.776



1115 3RD AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-479-002 03/10/2021 03 401 65,000 8,281
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 62 56,719 67,201 0.844



409 S 16TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-385-004 02/06/2021 03 401 69,000 10,315
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 45 58,685 81,881 0.717



1823 LUDINGTON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-350-2930-331-001 02/01/2021 03 401 75,000 8,250
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 63 66,750 91,023 0.733



1416 2ND AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-410-009 01/15/2021 03 401 82,000 11,243
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 47 70,757 98,739 0.717



524 S 7TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-361-015 01/15/2021 03 401 84,645 10,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 41 74,645 100,001 0.746



Neighborhoods Used: 03.Res 3

720 5TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-361-007 01/15/2021 03 401 107,300 12,509
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 51 94,791 109,963 0.862



213 S 4TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-333-006 12/23/2020 03 401 54,000 7,653
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 45 46,347 60,288 0.769



1317 1ST AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-411-002 12/17/2020 03 401 67,000 20,771
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 46,229 65,945 0.701
!!MULTI-PARCEL SALE!!



216 S 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-350-2930-005 12/08/2020 03 401 35,000 11,071
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 53 23,929 67,928 0.352



1500 1ST AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-405-006 11/30/2020 03 401 68,000 7,559
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 49 60,441 75,277 0.803



1302 1ST AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-407-014 11/16/2020 03 401 60,000 9,661
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 45 50,339 74,491 0.676



520 S 14TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-456-016 11/13/2020 03 401 69,900 10,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 45 59,900 66,011 0.907



517 S 16TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-390-006 11/11/2020 03 401 84,500 9,449
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 47 75,051 75,277 0.997



Neighborhoods Used: 03.Res 3

331 S 9TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-351-011 11/02/2020 03 401 142,000 11,708
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 58 130,292 136,746 0.953



513 S 17TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-389-003 10/15/2020 03 401 87,500 9,075
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 57 78,425 87,788 0.893



317 S 15TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-414-006 10/09/2020 03 401 60,000 10,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 50,000 80,199 0.623



524 S 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-386-007 10/02/2020 03 401 83,000 10,564
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 59 72,436 81,348 0.890



505 S 14TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-457-002 09/22/2020 03 401 85,000 9,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 76,000 90,580 0.839



1009 4TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2930-483-010 09/14/2020 03 401 44,000 5,547
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 50 38,453 58,809 0.654



501 S 10TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2930-484-001 09/11/2020 03 401 70,000 7,216
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 61 62,784 99,005 0.634



812 4TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-355-012 09/09/2020 03 401 57,000 5,641
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 60 51,359 63,593 0.808



Neighborhoods Used: 03.Res 3

219 S 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-350-2930-336-005 09/03/2020 03 401 50,000 10,707
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 39,293 74,677 0.526



402 S 7TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-356-011 08/20/2020 03 401 127,500 7,581
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 64 119,919 130,619 0.918



1906 1ST AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-350-2930-330-003 08/17/2020 03 401 77,500 9,621
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 67,879 69,732 0.973



511 S 12TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2930-482-004 08/16/2020 03 401 47,000 9,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 49 38,000 96,049 0.396



222 S 3RD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-333-013 08/07/2020 03 401 98,000 10,095
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 71 87,905 121,641 0.723



1421 2ND AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-414-001 08/01/2020 03 401 76,000 7,529
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 60 68,471 95,131 0.720



1417 1ST AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-410-003 07/31/2020 03 401 133,000 9,621
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2ST + 67 123,379 159,426 0.774



516 S 12TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-458-014 07/24/2020 03 401 65,000 9,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 41 56,000 60,658 0.923



Neighborhoods Used: 03.Res 3

300 S 12TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-416-013 07/23/2020 03 401 21,000 4,811
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 16,189 37,395 0.433



322 1ST AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-330-002 07/13/2020 03 401 88,000 9,621
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 48 78,379 84,487 0.928



412 S 22ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-040-2930-352-010 07/13/2020 03 401 125,000 13,524
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 111,476 124,646 0.894



315 S 13TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-416-005 07/08/2020 03 401 98,000 10,984
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 48 87,016 105,032 0.828



423 S 14TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-453-008 06/24/2020 03 401 45,000 9,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 41 36,000 76,401 0.471



415 S 9TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-355-006 06/16/2020 03 401 22,000 4,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 36 17,500 42,364 0.413



508 S 17TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-388-010 05/13/2020 03 401 82,000 8,504
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 73,496 87,058 0.844



1514 5TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-390-009 04/08/2020 03 401 95,000 9,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 59 85,300 87,234 0.978



Neighborhoods Used: 03.Res 3

522 S 17TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-388-013 04/01/2020 03 401 50,000 9,303
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 40,697 68,419 0.595



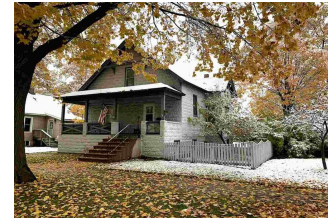
418 S 14TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-452-016 03/12/2020 03 401 90,000 9,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 65 81,000 95,083 0.852



205 S LINCOLN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-120-2930-307-003 02/27/2020 03 401 76,000 11,849
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 56 64,151 92,412 0.694



1910 1ST AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-420-2930-300-006 01/27/2020 03 401 63,500 10,798
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 52,702 67,883 0.776



808 2ND AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-309-014 01/14/2020 03 401 73,750 9,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 65 64,750 89,938 0.720



430 S 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-382-015 01/10/2020 03 401 68,000 8,504
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 59,496 69,566 0.855



503 S 14TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-457-001 12/30/2019 03 401 67,500 10,060
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 47 57,440 78,872 0.728



524 S 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-387-014 11/25/2019 03 401 75,000 10,107
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 53 64,893 76,399 0.849



Neighborhoods Used: 03.Res 3

1916 5TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-080-2930-355-003 10/17/2019 03 401 77,500 14,488
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 59 63,012 77,819 0.810



521 S 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-388-005 09/26/2019 03 401 75,000 9,817
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 49 65,183 80,645 0.808



2200 3RD AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-040-2930-351-004 09/24/2019 03 401 99,000 17,309
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 66 81,691 112,095 0.729



720 S 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-240-2931-131-006 09/19/2019 03 401 86,000 16,736
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 69 69,264 107,581 0.644



1207 3RD AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-454-011 09/12/2019 03 401 51,500 7,530
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 43,970 62,232 0.707



211 S 22ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-120-2930-306-008 09/08/2019 03 401 88,000 10,806
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 55 77,194 83,390 0.926



304 S 12TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-416-014 09/03/2019 03 401 69,500 9,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 57 60,500 69,663 0.868



420 S 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-382-013 08/28/2019 03 401 117,000 9,936
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 70 107,064 121,111 0.884



Neighborhoods Used: 03.Res 3

412 S 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-382-011 08/16/2019 03 401 53,000 8,504
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 44,496 66,734 0.667



507 1ST AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-312-007 08/02/2019 03 401 70,000 9,621
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 54 60,379 70,153 0.861



229 S LINCOLN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-120-2930-307-010 08/02/2019 03 401 78,000 18,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 56 60,000 99,371 0.604



508 S 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-340-2930-387-010 07/19/2019 03 401 95,000 10,968
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 63 84,032 114,076 0.737



316 S 14TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-414-017 07/10/2019 03 401 37,000 4,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 32,500 41,142 0.790



1417 1ST AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-410-003 06/28/2019 03 401 126,500 9,621
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2ST + 68 116,879 155,196 0.753



1406 1ST AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-406-007 06/17/2019 03 401 75,000 9,621
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 54 65,379 91,791 0.712



1611 2ND AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-350-2930-343-007 06/06/2019 03 401 46,000 4,303
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 41,697 46,063 0.905



Neighborhoods Used: 03.Res 3

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-010-2929-333-009	05/16/2019 03	401	64,000	6,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MIXED	51	57,250	87,872	0.652



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-010-2929-351-012	05/09/2019 03	401	64,500	6,085	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MIXED	56	58,415	96,883	0.603



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-010-2929-333-010	04/18/2019 03	401	64,000	6,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MIXED	59	57,250	86,935	0.659



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-150-2931-104-001	04/04/2019 03	401	57,000	11,465	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	52	45,535	76,409	0.596



Neighborhoods Used: 03.Res 3

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): 03 - Res 3

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