

Neighborhoods Used: 07 - Res 7, 04 - Res 4

2645 LAKE SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-210-3606-304-012 03/31/2021 04 401 115,000 47,253
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 54 67,747 107,796 0.628



2130 23RD AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-230-3606-153-013 03/24/2021 07 401 75,600 24,573
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 54 51,027 77,372 0.660



400 OGDEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-336-013 03/05/2021 07 401 64,000 19,456
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 51 44,544 58,153 0.766



1111 11TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-281-003 02/08/2021 07 401 128,000 13,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 65 114,250 133,450 0.856



406 S 30TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-400-2825-376-002 02/01/2021 07 401 175,000 27,414
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 61 147,586 155,576 0.949



1414 LAKE SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-060-2931-407-011 01/22/2021 07 401 84,000 15,585
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 50 68,415 68,186 1.003



1700 LAKE SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-030-2931-455-001 12/01/2020 07 401 98,500 13,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 72 84,750 113,413 0.747



2130 21ST AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-420-3606-100-035 11/11/2020 07 401 140,000 24,533
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 52 115,467 128,645 0.898



Neighborhoods Used: 07 - Res 7, 04 - Res 4

226 LAKE SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-335-023 10/29/2020 04 401 282,500 50,946
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 58 231,554 213,213 1.086



230 OGDEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-334-003 10/16/2020 07 401 125,000 24,999
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 100,001 102,439 0.976



738 LAKE SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-170-3632-102-012 10/08/2020 04 401 335,000 53,831
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 78 281,169 282,201 0.996



3200 6TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-025-2836-100-007 10/07/2020 07 401 310,000 49,516
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 80 260,484 318,457 0.818



1612 S 14TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-140-2931-451-013 09/29/2020 07 401 139,000 22,695
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 69 116,305 133,920 0.868



1716 GRAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-140-2931-453-009 09/24/2020 07 401 269,900 38,653
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 67 231,247 233,881 0.989



2215 25TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-210-3606-301-002 09/18/2020 07 401 145,000 23,032
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SPLIT-LEVEL 67 121,968 158,631 0.769



2237 18TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-420-3606-100-002 09/17/2020 07 401 72,000 40,689
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 36 31,311 33,423 0.937



Neighborhoods Used: 07 - Res 7, 04 - Res 4

2122 20TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-380-3606-101-025 09/01/2020 07 401 164,900 38,224
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SPLIT-LEVEL 63 126,676 139,639 0.907



2120 25TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-300-3606-156-015 09/01/2020 07 401 92,800 25,652
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 67,148 86,439 0.777



3201 6TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-025-2836-100-011 08/28/2020 07 401 265,000 31,701
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 80 233,299 349,087 0.668



319 S 3RD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-335-015 08/22/2020 07 401 137,500 15,659
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 41 121,841 135,291 0.901



1421 12TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-110-2931-402-001 07/31/2020 07 401 168,900 21,767
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 147,133 170,469 0.863



217 OGDEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-335-007 07/31/2020 07 401 150,000 13,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 77 136,250 174,801 0.779



920 S 10TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-238-013 07/29/2020 07 401 169,685 15,851
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 70 153,834 182,254 0.844



2404 S 22ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-020-3606-154-010 07/27/2020 07 401 179,000 31,370
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 147,630 195,408 0.755



Neighborhoods Used: 07 - Res 7, 04 - Res 4

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-010-2929-335-013	07/24/2020 07	401	93,900	16,427	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MIXED	47	77,473	104,639	0.740



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-400-2825-376-019	07/23/2020 07	401	245,000	30,239	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SPLIT-LEVEL	74	214,761	222,653	0.965



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-180-2931-381-002	07/23/2020 07	401	100,000	20,505	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	79,495	152,147	0.522



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-010-2929-357-007	07/16/2020 07	401	58,000	9,185	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MIXED	45	48,815	48,367	1.009



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-380-3606-101-020	06/29/2020 07	401	146,000	20,275	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72	125,725	152,732	0.823



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-420-2825-300-023	06/23/2020 07	401	268,000	33,771	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83	234,229	257,543	0.909



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-010-2929-359-006	06/12/2020 07	401	212,000	55,492	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MIXED	48	156,508	188,883	0.829



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-180-2931-378-018	06/11/2020 07	401	160,000	27,360	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	54	132,640	156,579	0.847



Neighborhoods Used: 07 - Res 7, 04 - Res 4

417 S 7TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-357-005 06/08/2020 07 401 64,350 13,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 50,600 76,299 0.663



1912 22ND AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-200-3606-176-002 05/27/2020 07 401 127,000 17,432
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 88 109,568 138,881 0.789



110 N 3RD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-328-001 05/21/2020 04 401 400,000 130,696
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 55 269,304 287,613 0.936



3300 7TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-025-2836-100-015 05/07/2020 07 401 295,000 37,199
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 96 257,801 310,447 0.830



1620 17TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-180-2931-379-010 04/03/2020 07 401 95,000 23,100
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 63 71,900 109,028 0.659



406 S 4TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-376-013 01/17/2020 07 401 80,000 12,941
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 49 67,059 74,250 0.903



2633 LAKE SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-210-3606-304-014 01/09/2020 04 401 151,250 30,796
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SPLIT-LEVEL 71 120,454 141,660 0.850



3207 6TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-025-2836-100-012 01/06/2020 07 401 199,000 29,124
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2ST + 80 169,876 182,751 0.930



Neighborhoods Used: 07 - Res 7, 04 - Res 4

428 S 32ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-420-2825-300-026 01/06/2020 07 401 310,000 60,053
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 81 249,947 329,338 0.759



2119 23RD AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-420-3606-100-032 12/12/2019 07 401 115,000 20,970
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 72 94,030 133,638 0.704



327 S 7TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-353-007 12/11/2019 07 401 130,000 11,511
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 50 118,489 144,185 0.822



1414 S 15TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-140-2931-403-004 11/22/2019 07 401 95,000 25,222
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 66 69,778 104,651 0.667



2517 2ND AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-420-2825-400-033 10/30/2019 07 401 132,900 23,814
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 59 109,086 145,797 0.748



500 LAKE SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-359-010 10/16/2019 04 401 340,000 130,286
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 65 209,714 325,507 0.644



515 S 29TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-290-2825-452-012 10/02/2019 07 401 146,000 22,777
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 67 123,223 162,487 0.758



513 S 6TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-010-2929-359-011 09/26/2019 04 401 230,000 54,468
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 72 175,532 269,769 0.651



Neighborhoods Used: 07 - Res 7, 04 - Res 4

2110 19TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-420-3606-100-021 09/06/2019 07 401 161,000 32,367
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 59 128,633 144,599 0.890



1414 S 13TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-060-2931-405-008 08/23/2019 07 401 105,000 17,800
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 87,200 114,962 0.759



1642 S 16TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-180-2931-378-016 08/16/2019 07 401 115,000 30,414
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 54 84,586 99,427 0.851



2108 24TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-300-3606-155-017 08/15/2019 07 401 116,500 23,193
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 93,307 109,403 0.853



1428 S 13TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-060-2931-409-006 08/06/2019 07 401 126,500 26,139
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 69 100,361 129,270 0.776



2128 25TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-300-3606-156-013 07/18/2019 07 401 114,000 27,060
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 86,940 115,307 0.754



1806 S 16TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-180-2931-381-011 07/09/2019 07 401 95,000 22,662
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 72,338 102,412 0.706



1230 LAKE SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-281-008 06/24/2019 07 401 108,900 21,122
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 56 87,778 117,124 0.749



Neighborhoods Used: 07 - Res 7, 04 - Res 4

416 S 28TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-290-2825-452-020	04/22/2019 07	401	116,000	25,209	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77	90,791	130,534	0.696



3115 5TH AVE S					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-420-2836-100-066	04/03/2019 07	401	114,000	32,633	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61	81,367	109,866	0.741



Neighborhoods Used: 07 - Res 7, 04 - Res 4

Single Family Computed Costs by Manual

Table with columns for Style, 1ST+, 2ST+, CHURCH, DEFAULT STYLE, GARAGE, HISTORICAL, MIXED, MOBILE HOME, RANCH, RENTAL 2+ UNIT, SPLIT-LEVEL, TRI-LEVEL and values ranging from 91.100 to 0.50.

Total Single Family Costs by Manual : 9,144,890
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with columns for Style, 1ST+, 2ST+, CHURCH, DEFAULT STYLE, GARAGE, HISTORICAL, MIXED, MOBILE HOME, RANCH, RENTAL 2+ UNIT, SPLIT-LEVEL, TRI-LEVEL and values ranging from 91.100 to 0.50.

Total Single Family Sale Residual Values : 7,450,944
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 58, 1, 9.32, 11.70, 1.014.

Economic Condition Factor Estimates (# of data points)

Table with columns for Style, 1ST+, 2ST+, CHURCH, DEFAULT STYLE, GARAGE, HISTORICAL, MIXED, MOBILE HOME, RANCH, RENTAL 2+ UNIT, SPLIT-LEVEL, TRI-LEVEL and values ranging from 91.100 to 0.50.

Single Family E.C.F. : 0.815 (58)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2019

Neighborhoods Used: 07 - Res 7, 04 - Res 4

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): 07 - Res 7, 04 - Res 4

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