

Neighborhoods Used: 05.RES 5

616 S 16TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-240-2931-129-009 03/19/2021 05 401 51,000 12,993
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 59 38,007 81,012 0.469



2205 6TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-150-2931-104-004 03/10/2021 05 401 161,000 17,741
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 61 143,259 145,643 0.984



612 S 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-240-2931-126-003 03/10/2021 05 401 115,000 14,388
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 68 100,612 121,934 0.825



922 7TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-232-014 02/26/2021 05 401 121,500 13,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 53 107,750 144,671 0.745



615 S 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-240-2931-127-002 02/15/2021 05 401 75,000 14,433
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 56 60,567 85,671 0.707



1014 8TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-234-011 02/12/2021 05 401 119,000 16,124
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 77 102,876 119,459 0.861



1402 11TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-256-011 02/10/2021 05 401 95,000 15,304
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 59 79,696 87,869 0.907



1123 6TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-230-001 02/10/2021 05 401 158,000 18,941
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 67 139,059 159,262 0.873



Neighborhoods Used: 05.RES 5

629 S 15TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-202-006 01/26/2021 05 401 145,000 16,602
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 60 128,398 143,332 0.896



1101 S 15TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-256-001 01/12/2021 05 401 164,900 31,162
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 62 133,738 171,982 0.778



1114 6TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-226-006 01/04/2021 05 401 72,000 16,269
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 46 55,731 67,820 0.822



619 S 9TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-229-004 12/31/2020 05 401 125,000 14,617
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 49 110,383 132,113 0.836



1022 8TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-234-009 12/16/2020 05 401 96,000 12,858
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 50 83,142 93,841 0.886



1701 9TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-090-2931-182-005 12/14/2020 05 401 70,000 14,076
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 51 55,924 93,821 0.596



1805 10TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-090-2931-186-004 12/08/2020 05 401 64,000 10,479
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 62 53,521 77,817 0.688



1310 8TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-211-012 12/07/2020 05 401 79,000 14,195
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 46 64,805 79,005 0.820



Neighborhoods Used: 05.RES 5

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-320-2930-488-001	11/30/2020 05	401	75,000	16,862		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RENTAL	2+ UNIT	45	58,138	105,146	0.553



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-100-2931-259-003	10/15/2020 05	401	140,000	28,728		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH		72	111,272	143,000	0.778



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-240-2931-134-006	10/14/2020 05	401	129,500	14,865		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1ST +		64	114,635	129,082	0.888



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-100-2931-254-009	10/13/2020 05	401	92,000	14,119		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH		49	77,881	91,051	0.855



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-420-2930-358-002	09/29/2020 05	401	89,500	21,003		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1ST +		49	68,497	75,938	0.902



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-090-2931-137-012	09/28/2020 05	401	100,000	22,927		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1ST +		57	77,073	93,774	0.822



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-090-2931-141-001	09/28/2020 05	401	95,000	20,040		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH		62	74,960	104,229	0.719



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-420-2931-106-006	09/28/2020 05	401	75,000	19,534		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH		61	55,466	96,768	0.573



Neighborhoods Used: 05.RES 5

1109 S 16TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-090-2931-192-001 09/22/2020 05 401 117,000 16,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 62 100,500 107,632 0.934



611 S 8TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-170-3632-102-005 09/10/2020 05 401 155,000 13,913
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 74 141,087 172,681 0.817



1716 9TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-090-2931-178-002 09/04/2020 05 401 99,900 10,744
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 62 89,156 100,926 0.883



1216 8TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-212-009 09/02/2020 05 401 85,250 13,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 45 72,250 91,738 0.788



707 S 13TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-208-003 08/31/2020 05 401 100,000 13,250
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 57 86,750 93,625 0.927



600 S 13TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-320-2930-461-004 08/31/2020 05 401 30,000 7,973
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 15 22,027 26,117 0.843



1205 7TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-212-006 08/26/2020 05 401 129,250 14,540
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 65 114,710 138,167 0.830



1110 6TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-226-013 08/17/2020 05 401 30,000 7,303
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 22,697 37,269 0.609



Neighborhoods Used: 05.RES 5

616 S 15TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-201-003 08/14/2020 05 401 82,900 14,438
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 45 68,462 80,556 0.850



612 S 8TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-170-3632-101-004 07/31/2020 05 401 147,500 13,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 81 134,500 157,210 0.856



1201 8TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-216-006 07/29/2020 05 401 95,000 13,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2ST + 58 81,250 122,465 0.663



1612 7TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-240-2931-134-012 06/26/2020 05 401 77,000 8,511
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 65 68,489 75,608 0.906



1617 10TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-090-2931-188-002 05/13/2020 05 401 48,500 10,561
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 74 37,939 93,044 0.408



702 S 13TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-207-007 03/31/2020 05 401 110,000 13,770
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 52 96,230 111,420 0.864



1914 10TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-420-2931-100-014 03/27/2020 05 401 87,000 20,030
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 52 66,970 93,101 0.719



1011 S 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-090-2931-181-002 02/29/2020 05 401 70,000 15,929
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 55 54,071 83,555 0.647



Neighborhoods Used: 05.RES 5

627 S 15TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-202-005 02/06/2020 05 401 109,000 13,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 56 96,000 108,785 0.882



1820 6TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-240-2931-127-005 01/31/2020 05 401 110,500 13,910
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 96,590 128,564 0.751



820 S 14TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-210-011 12/17/2019 05 401 78,200 13,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 55 65,200 84,096 0.775



809 S 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-090-2931-138-003 12/13/2019 05 401 217,000 26,385
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 82 190,615 239,268 0.797



629 S 16TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-240-2931-130-006 12/06/2019 05 401 97,000 14,634
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RENTAL 2+ UNIT 49 82,366 106,959 0.770



620 S 10TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-227-010 11/01/2019 05 401 93,500 13,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 55 80,500 135,097 0.596



1200 10TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-254-012 10/23/2019 05 401 139,000 15,197
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2ST + 75 123,803 158,203 0.783



1200 S 13TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-261-004 10/03/2019 05 401 54,000 15,382
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 38,618 56,255 0.686



Neighborhoods Used: 05.RES 5

1707 9TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-090-2931-182-004 09/04/2019 05 401 153,000 37,819
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 47 115,181 161,976 0.711
!!MULTI-PARCEL SALE!!



1219 9TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-254-003 07/25/2019 05 401 131,500 27,871
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 60 103,629 125,607 0.825



1210 8TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-212-011 07/12/2019 05 401 129,000 13,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1ST + 82 116,000 149,097 0.778



1100 7TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-230-012 07/08/2019 05 401 164,000 13,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2ST + 60 151,000 169,954 0.888



721 S 10TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-232-012 06/27/2019 05 401 107,000 17,264
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 57 89,736 118,091 0.760



1718 10TH AVE S
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-090-2931-182-007 06/12/2019 05 401 75,000 18,081
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 68 56,919 87,742 0.649



606 S 10TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-227-007 06/05/2019 05 401 97,600 16,868
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 59 80,732 107,023 0.754



718 S 15TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-2931-205-005 05/21/2019 05 401 78,000 15,951
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MIXED 59 62,049 90,625 0.685



Neighborhoods Used: 05.RES 5

1017 S 12TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-100-2931-276-007	05/10/2019 05	401	67,000	10,877	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2ST +	52	56,123	62,690	0.895



1014 S 15TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-100-2931-251-004	04/04/2019 05	401	114,000	20,138	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63	93,862	105,034	0.894



1120 9TH AVE S

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-100-2931-237-007	04/03/2019 05	401	169,000	18,708	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	150,292	182,360	0.824



Neighborhoods Used: 05.RES 5

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): 05 - RES 5

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