

Neighborhoods Used: 06.Res 6

913 WASHINGTON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-270-2919-376-012      03/12/2021      06      401      50,000      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MIXED      46      41,250      54,748      0.753



1624 N 16TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-129-001      03/08/2021      06      401      70,000      12,250  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      48      57,750      57,880      0.998



1219 N 18TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-184-012      01/29/2021      06      401      60,000      9,804  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      49      50,196      80,888      0.621



1215 STEPHENSON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-185-011      01/15/2021      06      401      68,500      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1ST +      47      59,750      59,237      1.009



1015 SHERIDAN RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-260-2919-333-018      12/27/2020      06      401      100,000      11,375  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      64      88,625      99,586      0.890



1005 SHERIDAN RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-260-2919-333-021      12/23/2020      06      401      53,500      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1ST +      59      44,750      73,094      0.612



1219 N 22ND ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-158-009      11/20/2020      06      401      63,000      9,758  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1ST +      56      53,242      65,931      0.808



1410 N 18TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-177-005      11/05/2020      06      401      40,000      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1ST +      45      31,250      61,996      0.504



Neighborhoods Used: 06.Res 6

1610 N 18TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-127-002      10/06/2020      06      401      67,000      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MIXED      47      58,250      63,033      0.924



1209 WASHINGTON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-160-014      09/30/2020      06      401      86,500      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1ST +      57      77,750      85,253      0.912



1020 N 20TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-050-2919-304-001      09/03/2020      06      401      85,000      17,408  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      64      67,592      117,341      0.576



1605 N 20TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-103-006      08/28/2020      06      401      75,000      19,362  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      45      55,638      74,938      0.742  
!!MULTI-PARCEL SALE!!



1410 N 16TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-179-006      08/06/2020      06      401      50,000      9,915  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MIXED      48      40,085      97,291      0.412



947 STEPHENSON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-270-2919-338-008      07/31/2020      06      401      83,000      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MIXED      47      74,250      82,478      0.900



1023 WASHINGTON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-270-2919-330-003      07/23/2020      06      401      97,500      10,278  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      65      87,222      95,984      0.909



1302 N 19TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-180-007      07/10/2020      06      401      78,000      10,718  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      62      67,282      96,604      0.696



Neighborhoods Used: 06.Res 6

1517 N 20TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-106-014      07/01/2020      06      401      30,000      9,662  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      32      20,338      28,995      0.701



1609 STEPHENSON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-127-010      06/23/2020      06      401      40,000      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1ST +      46      31,250      69,249      0.451



1519 STEPHENSON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-131-011      05/01/2020      06      401      82,000      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1ST +      61      73,250      90,760      0.807



1005 N 20TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-050-2919-303-014      04/09/2020      06      401      82,000      13,947  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      80      68,053      132,286      0.514



1311 N 18TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-180-013      03/30/2020      06      401      77,900      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MIXED      62      69,150      81,614      0.847



1412 N 23RD ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-151-004      03/17/2020      06      401      100,500      13,020  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      70      87,480      132,446      0.660



824 SHERIDAN RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-390-2919-383-004      02/28/2020      06      401      50,000      6,945  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MIXED      45      43,055      62,720      0.686



1328 N 18TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-181-002      02/25/2020      06      401      83,000      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      60      74,250      86,831      0.855



Neighborhoods Used: 06.Res 6

1016 STEPHENSON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-260-2919-333-005      02/21/2020      06      401      58,500      8,899  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RENTAL      2+ UNIT      49      49,601      72,046      0.688



1205 WASHINGTON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-160-015      10/30/2019      06      401      62,500      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MIXED      59      53,750      85,248      0.631



1103 STEPHENSON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-270-2919-327-016      09/25/2019      06      401      94,500      10,917  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1ST +      58      83,583      107,982      0.774



1200 N 18TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-185-006      08/09/2019      06      401      62,000      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1ST +      56      53,250      67,376      0.790



1423 STEPHENSON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-177-010      08/02/2019      06      401      52,000      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1ST +      45      43,250      65,461      0.661



1020 N 18TH ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-270-2919-332-003      08/01/2019      06      401      66,000      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      49      57,250      66,097      0.866



931 STEPHENSON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-270-2919-338-012      07/31/2019      06      401      67,000      8,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MIXED      49      58,250      67,021      0.869



1820 8TH AVE N  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-270-2919-376-007      07/18/2019      06      401      37,500      9,858  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MIXED      50      27,642      32,741      0.844



Neighborhoods Used: 06.Res 6

1517 N 16TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-370-2919-132-011	06/26/2019 06	401	57,500	8,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MIXED	45	48,750	60,121	0.811



1317 SHERIDAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-370-2919-183-012	05/10/2019 06	401	67,000	8,573	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MIXED	51	58,427	69,250	0.844



2224 13TH AVE N

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-370-2919-155-005	05/08/2019 06	401	105,000	11,305	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1ST +	54	93,695	111,863	0.838



Neighborhoods Used: 06.Res 6

Single Family Computed Costs by Manual

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1ST +	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388
2ST +	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388
CHURCH	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388
DEFAULT STYLE	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388
GARAGE	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388
HISTORICAL	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388
MIXED	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388
MOBILE HOME	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388
RANCH	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388
RENTAL 2+ UNIT	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388
SPLIT-LEVEL	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388
TRI-LEVEL	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388
	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388	2,756,388

Total Single Family Costs by Manual : 2,756,388  
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

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1ST +	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156
2ST +	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156
CHURCH	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156
DEFAULT STYLE	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156
GARAGE	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156
HISTORICAL	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156
MIXED	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156
MOBILE HOME	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156
RANCH	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156
RENTAL 2+ UNIT	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156
SPLIT-LEVEL	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156
TRI-LEVEL	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156
	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156	2,049,156

Total Single Family Sale Residual Values : 2,049,156  
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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
35	0	15.75	21.24	1.020
After Application of E.C.F.s		15.78	21.04	1.022

Economic Condition Factor Estimates (# of data points)

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1ST +	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)
2ST +	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)
CHURCH	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)
DEFAULT STYLE	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)
GARAGE	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)
HISTORICAL	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)
MIXED	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)
MOBILE HOME	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)
RANCH	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)
RENTAL 2+ UNIT	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)
SPLIT-LEVEL	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)
TRI-LEVEL	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)
	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)	0.743 (35)

Single Family E.C.F. : 0.743 (35)  
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)

Neighborhoods Used: 06.Res 6

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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): 06 - Res 6

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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