

Neighborhoods Used: 07.Res 7

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



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



Neighborhoods Used: 07.Res 7

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



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



Neighborhoods Used: 07.Res 7

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



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



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



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



131 1ST AVE S					
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



513 S 31ST ST					
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



1807 16TH AVE S					
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



Neighborhoods Used: 07.Res 7

423 S 7TH ST
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



2120 21ST AVE S
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



516 S 32ND ST
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



504 S 5TH ST
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



1632 S 16TH ST
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



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



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



Neighborhoods Used: 07.Res 7

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



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



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



Neighborhoods Used: 07.Res 7

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



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



Neighborhoods Used: 07.Res 7

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



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

```

<<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>>>
* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1ST +               7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131
2ST +               7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131
CHURCH              7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131
DEFAULT STYLE       7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131
GARAGE              7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131
HISTORICAL          7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131
MIXED               7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131
MOBILE HOME         7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131
RANCH               7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131
RENTAL 2+ UNIT      7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131
SPLIT-LEVEL         7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131
TRI-LEVEL           7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131
                    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131    7,517,131

Total Single Family Costs by Manual : 7,517,131
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      >>>>>>>>>>>>
* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1ST +               6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470
2ST +               6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470
CHURCH              6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470
DEFAULT STYLE       6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470
GARAGE              6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470
HISTORICAL          6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470
MIXED               6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470
MOBILE HOME         6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470
RANCH               6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470
RENTAL 2+ UNIT      6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470
SPLIT-LEVEL         6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470
TRI-LEVEL           6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470
                    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470    6,095,470

Total Single Family Sale Residual Values : 6,095,470
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 # Invalid      Coefficient of      Coefficient of      Price Related
Sales   Sales         Dispersion (%)      Variation (%)       Differential
  51      1             8.68                11.18              1.010
After Application of E.C.F.s  8.72                11.11              1.012
    
```

```

<<<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>>
* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1ST +               0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)
2ST +               0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)
CHURCH              0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)
DEFAULT STYLE       0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)
GARAGE              0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)
HISTORICAL          0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)
MIXED               0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)
MOBILE HOME         0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)
RANCH               0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)
RENTAL 2+ UNIT      0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)
SPLIT-LEVEL         0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)
TRI-LEVEL           0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)
                    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)    0.811(51)

Single Family E.C.F. : 0.811 (51)
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      >>>>>>>>>>>>
    
```


Neighborhoods Used: 07.Res 7

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

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