

Neighborhoods Used: 12401 - RURAL RES, 02101 - AGRICULTURAL

12512 E R AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-29-205-011 02/28/2022 12401 401 275,000 31,702
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 243,298 223,033 1.091
Commercial Buildings: ResidualValue CostByManual E.C.F.
 0 0 1.091

6540 S 38TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-07-430-012 02/11/2022 12401 401 236,000 63,475
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MOD/MANUF 71 147,900 157,170 0.941
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 24625 26168 0.941

11626 E R AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-30-205-011 01/27/2022 12401 401 345,000 170,858
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STORY 57 165,198 134,457 1.229
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8944 7280 1.229

216 E MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-02-302-582 01/20/2022 02101 401 109,900 31,706
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STORY 45 72,948 102,764 0.710
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5246 7390 0.710

12780 E Q AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-20-230-005 12/10/2021 12401 401 332,000 114,127
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 209,727 199,309 1.052
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8146 7741 1.052

13100 E TS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-33-305-021 08/20/2021 12401 401 300,000 71,917
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 73 219,854 211,687 1.039
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8229 7923 1.039

10778 S 48TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-36-430-019 08/12/2021 02101 401 200,000 51,343
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 61 133,907 198,820 0.674
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14750 21899 0.674

9199 S 39TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-29-205-016 07/21/2021 02101 101 365,000 275,935
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STORY 54 75,783 145,851 0.520
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13282 25563 0.520

6389 S 36TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-07-155-014 06/25/2021 12401 401 192,000 35,585
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 146,781 178,649 0.822
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9634 11725 0.822

7233 S 40TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-16-105-028 06/23/2021 12401 401 200,000 53,992
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MOD/MANUF 78 146,008 184,540 0.791

Neighborhoods Used: 12401 - RURAL RES, 02101 - AGRICULTURAL

12499 E O AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-05-380-060 11/18/2020 12401 401 219,000 36,741
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 59 159,604 156,864 1.017
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 22655 22266 1.017

5501 S 36TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-06-155-040 11/12/2020 12401 401 440,000 81,867
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 83 349,629 467,741 0.747
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8504 11376 0.747

11211 E PQ AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-18-155-069 10/30/2020 12401 401 323,500 59,437
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 73 237,632 259,706 0.915
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 26431 28886 0.915

12350 E Q AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-20-130-016 10/27/2020 12401 401 182,000 31,365
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 59 145,362 165,336 0.879
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5273 5998 0.879

14877 E OP AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-10-280-063 10/10/2020 12401 401 248,500 32,093
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 205,745 216,172 0.952
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10662 11202 0.952

6031 S 42ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-10-105-012 09/02/2020 12401 401 273,000 51,129
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 54 166,176 141,392 1.175
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 55695 47389 1.175

13581 E RS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-28-255-031 07/31/2020 12401 401 262,500 52,362
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 74 195,862 230,646 0.849
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14276 16811 0.849

15113 E S AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-26-355-031 07/28/2020 12401 401 167,375 56,087
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 54 111,288 145,780 0.763

6910 S JETSON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-08-480-020 06/30/2020 12401 401 183,000 32,538
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 63 142,588 143,256 0.995
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7874 7911 0.995

5805 S 38TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-05-355-021 05/29/2020 12401 401 80,000 43,157
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MOD/MANUF 74 36,843 146,211 0.252

Neighborhoods Used: 12401 - RURAL RES, 02101 - AGRICULTURAL

8406 S 38TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
12-19-280-020	05/28/2020 12401	401	175,000	46,241	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55	108,874	120,801	0.901
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	19885	22063	0.901		

7821 S 45TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
12-14-380-020	05/06/2020 12401	401	301,500	76,508	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	200,017	219,285	0.912
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	24975	27381	0.912		

Neighborhoods Used: 12401 - RURAL RES, 02101 - AGRICULTURAL

<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25-1.75 STORY	540,952	540,952	540,952	540,952	540,952	540,952
BI-LEVEL	0	0	0	0	0	0
BUNGELow	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MOD/MANUF	487,921	487,921	487,921	487,921	487,921	487,921
OTHER	0	0	0	0	0	0
QUAD/TRI-LEVEL	0	0	0	0	0	0
RANCH	2,249,695	2,249,695	2,249,695	2,249,695	2,249,695	2,249,695
TWO STORY	2,891,215	2,891,215	2,891,215	2,891,215	2,891,215	2,891,215
	0	0	0	0	0	0

Total Single Family Costs by Manual : 6,169,784
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 460,437
 Total Commercial Costs by Manual : 0

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25-1.75 STORY	452,755	452,755	452,755	452,755	452,755	452,755
BI-LEVEL	0	0	0	0	0	0
BUNGELow	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MOD/MANUF	330,751	330,751	330,751	330,751	330,751	330,751
OTHER	0	0	0	0	0	0
QUAD/TRI-LEVEL	0	0	0	0	0	0
RANCH	2,081,298	2,081,298	2,081,298	2,081,298	2,081,298	2,081,298
TWO STORY	2,569,579	2,569,579	2,569,579	2,569,579	2,569,579	2,569,579
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 5,434,383
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 437,222
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
32	26	14.53	24.31	1.035
After Application of E.C.F.s		14.02	19.88	1.024

<<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25-1.75 STORY	0.837(4)	0.837(4)	0.837(4)	0.837(4)	0.837(4)	0.837(4)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGELow	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOD/MANUF	0.678(3)	0.678(3)	0.678(3)	0.678(3)	0.678(3)	0.678(3)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
QUAD/TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	0.925(13)	0.925(13)	0.925(13)	0.925(13)	0.925(13)	0.925(13)
TWO STORY	0.889(12)	0.889(12)	0.889(12)	0.889(12)	0.889(12)	0.889(12)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.881 (32)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.950 (28)
 Commercial E.C.F. : 1.000 (1)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
 Ending Date: 03/31/2022
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :

Neighborhoods Used: 12401 - RURAL RES, 02101 - AGRICULTURAL

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 12401 - RURAL RES, 02101 - AGRICULTURAL

Max # of Res. Buildings: 30

Minimum E.C.F. (Residential): 0.25
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