

Neighborhoods Used: 400 - 400 RESIDENTIAL

3810 HIGHPOINTE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-035-001-02	11/04/2020 400	401	405,000	86,920
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	97	318,080	258,576
				E.C.F. 1.230



4458 39TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-011-013-12	08/05/2020 400	401	340,000	113,487
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	220,836	191,834
Agricultural Buildings:			E.C.F.	
		5677	4932	1.151



4268 47TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-018-030-00	07/24/2020 400	401	255,000	72,759
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	74	182,241	151,120
				E.C.F. 1.206



3943 38TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-025-015-10	07/16/2020 400	401	212,000	47,464
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	74	164,536	141,012
				E.C.F. 1.167



3706 147TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-001-008-20	06/30/2020 400	401	417,000	147,709
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	250,246	212,701
Agricultural Buildings:			E.C.F.	
		19045	16188	1.177



4340 137TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-033-009-20	06/29/2020 400	401	280,000	48,440
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	79	213,779	184,170
Agricultural Buildings:			E.C.F.	
		17781	15318	1.161



4295 47TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-018-086-00	06/26/2020 400	401	165,500	34,017
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	64	118,878	105,084
Agricultural Buildings:			E.C.F.	
		12605	11143	1.131



4050 138TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-034-003-10	01/15/2020 400	401	378,000	60,363
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	78	292,986	253,137
Agricultural Buildings:			E.C.F.	
		24651	21298	1.157



Neighborhoods Used: 400 - 400 RESIDENTIAL

4611 142ND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-018-077-00 12/31/2019 400 401 175,000 24,113
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/4 STORY 68 150,887 124,408 1.213



4063 RABBIT RIVER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-550-009-00 11/27/2019 400 401 245,000 59,577
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 77 178,423 171,092 1.043
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7000 6712 1.043



4484 137TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-032-024-00 11/22/2019 400 401 260,000 49,407
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 80 193,473 167,292 1.156
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 17120 14803 1.156



4705 46TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-005-016-31 11/22/2019 400 401 445,000 98,043
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 82 311,229 287,493 1.083
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 35728 33003 1.083



3690 142ND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-024-006-00 11/22/2019 400 401 269,900 34,570
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 220,750 197,016 1.120
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14580 13013 1.120



3976 38TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-026-012-00 10/18/2019 400 401 105,000 35,910
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MANUFACTURED 53 69,090 64,405 1.073



3743 138TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-200-001-00 08/30/2019 400 401 220,000 58,408
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 77 161,592 146,644 1.102



4482 OTTOGAN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-005-012-30 08/15/2019 400 401 397,500 47,830
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 85 349,670 320,312 1.092



07/09/2021

ECF Analysis for: 18 - OVERISEL

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DB: Overisel2022

Neighborhoods Used: 400 - 400 RESIDENTIAL

4142 139TH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-027-009-20		07/12/2019	400	001	425,000	96,883
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	78	257,991	231,502	1.114	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	70126	62926	1.114			



4380 46TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-018-002-00		06/07/2019	400	401	270,000	67,808
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	68	191,530	162,475	1.179	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	10662	9045	1.179			



Neighborhoods Used: 400 - 400 RESIDENTIAL

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<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
18	6	2.76	3.45	1.001
After Application of E.C.F.s		1.36	2.10	1.001

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.092(1)	1.138(5)	1.160(2)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.206(1)	1.213(1)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.114(1)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.230(1)	1.098(2)	1.148(3)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
POLE CONST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.143 (17)
Mobile Home E.C.F. : 1.073 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.128 (11)
Commercial E.C.F. : 1.000 (0)

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<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>
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Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 400 - 400 RESIDENTIAL

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Max # of Res. Buildings: 3	Minimum E.C.F. (Residential): 0.05
	Maximum E.C.F. (Residential): 1.25
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 4.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 4.00