

Neighborhoods Used: 410 - 410 MEDIUM DENSITY RESIDENTIAL

4727 142ND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-018-042-00		02/02/2021	410	401	202,116	39,323
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	72		162,793	132,016	1.233



3784 140TH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-025-013-00		01/28/2021	410	401	150,000	30,609
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	64		119,391	99,782	1.197



3615 DIAMOND DRIVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-120-017-00		12/22/2020	410	401	188,000	31,634
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		156,366	131,592	1.188



3644 47TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-031-037-00		11/18/2020	410	401	213,000	38,821
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	73		174,179	149,722	1.163



4729 142ND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-018-043-01		10/06/2020	410	401	167,500	36,817
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	62		115,365	115,061	1.003
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		15318		15278	1.003	



3662 HOLIDAY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-250-003-10		09/18/2020	410	401	240,000	36,850
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74		203,150	167,778	1.211



4782 REIMINK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-575-005-00		08/27/2020	410	401	185,500	32,975
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		152,525	134,079	1.138



4788 PLEASANT RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-577-016-00		08/03/2020	410	401	219,900	33,800
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71		186,100	172,288	1.080



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Neighborhoods Used: 410 - 410 MEDIUM DENSITY RESIDENTIAL

4709 142ND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-018-035-00		04/29/2020	410	401	194,400	35,710
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	79	158,690	143,694	1.104	



4011 38TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-024-024-00		03/23/2020	410	401	184,500	34,026
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	73	150,474	137,625	1.093	



3673 VOLKERS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-721-016-00		03/19/2020	410	401	251,000	37,818
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	76	213,182	185,111	1.152	



4793 REIMINK ROAD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-576-011-00		12/30/2019	410	401	177,000	34,014
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	68	142,986	129,731	1.102	



3779 140TH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-024-018-00		10/31/2019	410	401	205,000	32,062
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	87	172,082	154,238	1.116	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			856	767	1.116	



3634 HOLIDAY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-250-008-00		10/25/2019	410	401	230,000	34,196
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	94	182,683	179,820	1.016	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			13121	12916	1.016	



3665 47TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-031-052-20		10/22/2019	410	401	183,000	33,536
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	72	143,556	130,655	1.099	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			5908	5377	1.099	



4640 137TH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-031-051-00		08/05/2019	410	401	185,000	33,297
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	68	149,248	127,321	1.172	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			2455	2094	1.172	



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Neighborhoods Used: 410 - 410 MEDIUM DENSITY RESIDENTIAL

4788 142ND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-018-047-00		07/22/2019	410	401	150,000	33,568
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	75	116,432	137,741	0.845	



4631 137TH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-375-007-00		06/28/2019	410	401	186,500	37,168
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	78	149,332	131,582	1.135	



Neighborhoods Used: 410 - 410 MEDIUM DENSITY 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	3	4.78	7.29	1.004
After Application of E.C.F.s		4.38	6.76	1.005

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.116(1)	1.131(4)	1.093(2)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.000(0)	1.000(0)	1.104(6)	1.150(4)	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	1.016(1)	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. : 1.113 (18)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.034 (5)
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): 410 - 410 MEDIUM DENSITY 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