

Minimum E.C.F. (Commercial): 0.10  
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 400 - 400 NORTH RESIDENTIAL

|                         |    |               |       |               |              |           |
|-------------------------|----|---------------|-------|---------------|--------------|-----------|
| 3269 LONE PINE TRAIL    |    |               |       |               |              |           |
| Parcel Number           | ** | Valid Sale    | **    | Class         | AdjSalePrice | LandValue |
| 09-008-017-50           |    | 03/29/2021    | 400   | 401           | 406,000      | 88,058    |
| Occupancy               |    | Style         | %Good | ResidualValue | CostByManual | E.C.F.    |
| Single Family           |    | LOG HOME      | 76    | 289,096       | 283,601      | 1.019     |
| Agricultural Buildings: |    | ResidualValue |       | CostByManual  | E.C.F.       |           |
|                         |    | 28846         |       | 28297         | 1.019        |           |
|                         |    |               |       |               |              |           |
| 4303 132ND AVE          |    |               |       |               |              |           |
| Parcel Number           | ** | Valid Sale    | **    | Class         | AdjSalePrice | LandValue |
| 09-009-020-01           |    | 03/26/2021    | 400   | 401           | 540,000      | 105,182   |
| Occupancy               |    | Style         | %Good | ResidualValue | CostByManual | E.C.F.    |
| Single Family           |    | 1 1/2 STORY   | 78    | 394,785       | 375,909      | 1.050     |
| Agricultural Buildings: |    | ResidualValue |       | CostByManual  | E.C.F.       |           |
|                         |    | 40033         |       | 38119         | 1.050        |           |
|                         |    |               |       |               |              |           |
| 4525 132ND AVE          |    |               |       |               |              |           |
| Parcel Number           | ** | Valid Sale    | **    | Class         | AdjSalePrice | LandValue |
| 09-008-027-00           |    | 02/05/2021    | 400   | 401           | 229,000      | 51,994    |
| Occupancy               |    | Style         | %Good | ResidualValue | CostByManual | E.C.F.    |
| Single Family           |    | 1 STORY       | 70    | 177,006       | 170,356      | 1.039     |
|                         |    |               |       |               |              |           |
| 3491 41ST ST            |    |               |       |               |              |           |
| Parcel Number           | ** | Valid Sale    | **    | Class         | AdjSalePrice | LandValue |
| 09-003-015-00           |    | 12/28/2020    | 400   | 401           | 195,000      | 50,681    |
| Occupancy               |    | Style         | %Good | ResidualValue | CostByManual | E.C.F.    |
| Single Family           |    | 1 STORY       | 77    | 135,485       | 113,039      | 1.199     |
| Agricultural Buildings: |    | ResidualValue |       | CostByManual  | E.C.F.       |           |
|                         |    | 8834          |       | 7370          | 1.199        |           |
|                         |    |               |       |               |              |           |
| 3218 42ND ST            |    |               |       |               |              |           |
| Parcel Number           | ** | Valid Sale    | **    | Class         | AdjSalePrice | LandValue |
| 09-009-024-00           |    | 11/23/2020    | 400   | 401           | 330,000      | 71,235    |
| Occupancy               |    | Style         | %Good | ResidualValue | CostByManual | E.C.F.    |
| Single Family           |    | 1 STORY       | 75    | 222,180       | 221,039      | 1.005     |
| Agricultural Buildings: |    | ResidualValue |       | CostByManual  | E.C.F.       |           |
|                         |    | 36585         |       | 36397         | 1.005        |           |
|                         |    |               |       |               |              |           |
| 4555 135TH AVE          |    |               |       |               |              |           |
| Parcel Number           | ** | Valid Sale    | **    | Class         | AdjSalePrice | LandValue |
| 09-005-014-00           |    | 11/06/2020    | 400   | 401           | 210,000      | 52,359    |
| Occupancy               |    | Style         | %Good | ResidualValue | CostByManual | E.C.F.    |
| Single Family           |    | 1 1/2 STORY   | 69    | 152,350       | 155,268      | 0.981     |
| Agricultural Buildings: |    | ResidualValue |       | CostByManual  | E.C.F.       |           |
|                         |    | 5291          |       | 5393          | 0.981        |           |
|                         |    |               |       |               |              |           |
| 4237 134TH AVE          |    |               |       |               |              |           |
| Parcel Number           | ** | Valid Sale    | **    | Class         | AdjSalePrice | LandValue |
| 09-004-018-00           |    | 09/30/2020    | 400   | 401           | 225,000      | 47,936    |
| Occupancy               |    | Style         | %Good | ResidualValue | CostByManual | E.C.F.    |
| Single Family           |    | 1 1/4 STORY   | 74    | 177,064       | 153,655      | 1.152     |
|                         |    |               |       |               |              |           |
| 3131 44TH ST            |    |               |       |               |              |           |
| Parcel Number           | ** | Valid Sale    | **    | Class         | AdjSalePrice | LandValue |
| 09-016-026-10           |    | 09/08/2020    | 400   | 401           | 260,000      | 101,942   |
| Occupancy               |    | Style         | %Good | ResidualValue | CostByManual | E.C.F.    |
| Single Family           |    | 1 STORY       | 74    | 144,424       | 158,746      | 0.910     |
| Agricultural Buildings: |    | ResidualValue |       | CostByManual  | E.C.F.       |           |
|                         |    | 13634         |       | 14986         | 0.910        |           |



Neighborhoods Used: 400 - 400 NORTH RESIDENTIAL

3534 41ST ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
09-003-003-10      08/26/2020      400      401      299,000      87,331  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      74      197,363      208,359      0.947  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
                                 14306      15103      0.947



3149 OAK VALLEY DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
09-017-010-14      08/11/2020      400      401      260,000      54,750  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      74      205,250      193,510      1.061



3136 LINCOLN RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
09-017-004-10      08/04/2020      400      401      259,000      34,693  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 3/4 STORY      84      224,307      218,629      1.026



4440 SUNNYSIDE DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
09-017-027-00      07/16/2020      400      401      157,850      53,791  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      68      104,059      107,446      0.968



3033 134TH AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
09-002-015-10      06/19/2020      400      401      305,000      57,723  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 1/2 STORY      74      226,257      227,963      0.993  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
                                 21020      21178      0.993



3465 DODGES RUN  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
09-001-015-00      04/24/2020      400      401      575,000      152,803  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      83      350,102      371,582      0.942  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
                                 72095      76518      0.942



3334 41ST ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
09-010-002-12      04/21/2020      400      401      465,000      68,367  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      84      358,983      359,455      0.999  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
                                 37650      37700      0.999



3815 134TH AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
09-002-015-31      04/17/2020      400      401      331,000      53,381  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      86      277,619      285,426      0.973

