

05:01 PM

DB: Heath Test 2022

Neighborhoods Used: 400 - 400 NORTH RESIDENTIAL

3100 42ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-016-002-20		03/31/2020	400	401	677,000	159,322
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	79	465,286	479,246	0.971	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		52392	53964	0.971		



4437 135TH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-005-003-31		03/26/2020	400	401	450,000	67,136
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	90	273,179	281,481	0.971	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		109685	113019	0.971		



4395 130TH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-016-014-00		03/19/2020	400	401	249,000	46,002
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STORY	89	202,998	188,667	1.076	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		15756	18822	0.837		



3270 41ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-010-002-80		03/06/2020	400	401	285,000	118,696
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	76	150,548	179,839	0.837	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		15756	18822	0.837		



3103 134TH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-005-031-20		03/01/2020	400	401	278,000	51,534
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	74	207,037	194,982	1.062	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		19429	18297	1.062		



4351 132ND AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-009-017-40		11/14/2019	400	401	256,000	70,035
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	78	175,527	172,732	1.016	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		10438	10272	1.016		



3322 44TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-008-006-40		11/07/2019	400	401	185,000	45,804
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STORY	58	127,054	101,497	1.252	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		12142	9700	1.252		



4428 132ND AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-017-012-00		11/01/2019	400	401	230,000	31,782
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STORY	68	198,218	190,088	1.043	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		12142	9700	1.252		

