

09/14/2021
11:23 AM

ECF Analysis for: 0309 - HEATH TWP

Page: 1/3
DB: Heath2022

Neighborhoods Used: 401 - 401 SOUTH RESIDENTIAL

4234 125TH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-033-003-11		02/09/2021	401	401	259,900	45,409
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	82	214,491	174,701	1.228	



2620 36TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-025-013-10		02/05/2021	401	401	404,250	118,391
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	70	275,061	133,533	2.060	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		10798	5242	2.060		



4315 127TH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-028-012-00		12/30/2020	401	401	167,000	47,065
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	74	117,794	104,627	1.126	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		2141	1901	1.126		



4242 SAND CREEK LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-225-004-00		10/30/2020	401	401	220,000	42,438
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	83	177,562	162,160	1.095	



4226 125TH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-033-008-00		10/19/2020	401	401	245,000	59,640
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	79	185,360	182,332	1.017	



3868 126TH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-035-005-10		09/21/2020	401	401	363,000	57,937
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	94	292,699	281,112	1.041	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		12364	11875	1.041		



3819 126TH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-026-009-30		03/31/2020	401	401	369,000	72,226
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	95	296,774	287,951	1.031	



2436 36TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-036-021-12		03/30/2020	401	401	180,000	56,302
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STORY	64	123,698	134,662	0.919	



09/14/2021
11:23 AM

ECF Analysis for: 0309 - HEATH TWP

Page: 2/3
DB: Heath2022

Neighborhoods Used: 401 - 401 SOUTH RESIDENTIAL

2433 43RD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-225-010-00 03/27/2020 401 401 339,900 53,470
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 83 269,838 281,490 0.959
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 16592 17309 0.959



2999 LINCOLN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-021-005-00 02/27/2020 401 401 100,000 40,502
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 57,872 62,606 0.924
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1626 1759 0.924



4302 128TH AVE
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
09-028-014-00 11/08/2019 401 401 12,000 22,100
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 0 0 0 0.000



2611 38TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-025-011-00 10/31/2019 401 401 74,900 21,450
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 53,450 71,383 0.749



4086 HARDWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-027-002-30 10/29/2019 401 401 240,000 49,312
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 167,310 167,613 0.998
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 23378 23420 0.998



2660 M-40 HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-027-010-30 08/27/2019 401 401 203,000 48,088
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 69 154,912 162,728 0.952



4235 ELM TREE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-225-008-00 08/27/2019 401 401 314,900 61,428
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 82 226,654 234,380 0.967
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 26818 27732 0.967



2507 38TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-036-012-10 06/20/2019 401 401 349,600 76,933
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 80 256,886 257,193 0.999
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 15781 15799 0.999



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

Single Family E.C.F. : 1.064 (15)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.042 (8)
Commercial E.C.F. : 1.000 (0)

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

```
      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 : X  
Show Costs and Residuals:  
Use Infl. Adj. Sale Prices:
```

```
Neighborhood(s): 401 - 401 SOUTH RESIDENTIAL
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	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