2023 Fillmore Residential ECF Study

'Res-Township' | Use: 1.310

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	ppr. by E	Appr. Date	ar Parcels in	Land Table	Property Class	Building Depr.
06-001-001-00	4836 OTTOGAN	04/22/20	$403,950	WD	03-ARM'S LENGTH	$403,950	$158,300	39.19	$453,572	$201,031	$202,919	$196,530	1.033	1,283	$158.16	0005	27.7750	RANCH		$70,640	No	/ /		401 RES	401	84
06-001-001-24	4806 OTTOGAN	03/21/22	$600,000	WD	03-ARM'S LENGTH	$600,000	$190,600	31.77	$483,615	$65,839	$534,161	$325,118	1.643	2,376	$224.82	0005	33.2719	RANCH		$61,746	No	/ /		401 RES	401	95
06-002-011-10	4667 52ND	06/18/21	$498,500	WD	03-ARM'S LENGTH	$498,500	$240,400	48.22	$606,316	$90,707	$407,793	$401,252	1.016	2,750	$148.29	0005	29.3958	2-STORY		$74,210	No	/ /		401 RES	401	76
06-002-012-00	4651 52ND	01/06/22	$249,900	WD	03-ARM'S LENGTH	$249,900	$77,600	31.05	$191,147	$63,214	$186,686	$99,559	1.875	1,235	$151.16	0005	56.4875	RANCH		$60,462	No	/ /		401 RES	401	52
06-003-002-00	147TH	06/25/21	$152,500	WD	03-ARM'S LENGTH	$152,500	$98,200	64.39	$216,294	$35,280	$117,220	$140,867	0.832	0		0005	47.8126	RANCH		$35,280	No	/ /		401 RES	401	89
06-003-027-00	5257 146TH	11/15/21	$365,000	WD	03-ARM'S LENGTH	$365,000	$78,400	21.48	$192,987	$66,869	$298,131	$98,146	3.038	1,374	$216.98	0005	172.7359	RANCH		$61,190	No	/ /		401 RES	401	54
06-003-029-10	4620 52ND	08/21/20	$305,000	WD	03-ARM'S LENGTH	$305,000	$160,000	52.46	$438,838	$46,390	$258,610	$305,407	0.847	1,748	$147.95	0005	46.3487	RANCH		$40,400	No	/ /		401 RES	401	72
06-003-029-20	5253 146TH	12/17/21	$300,000	WD	03-ARM'S LENGTH	$300,000	$182,200	60.73	$351,458	$101,167	$198,833	$194,779	1.021	2,540	$78.28	0005	28.9446	RANCH		$80,050	No	/ /		401 RES	401	57
06-003-031-00	4605 52ND	09/10/20	$350,000	WD	03-ARM'S LENGTH	$350,000	$123,500	35.29	$335,549	$66,453	$283,547	$209,413	1.354	1,548	$183.17	0005	4.3748	RANCH		$26,508	No	/ /		401 RES	401	84
06-010-001-10	5252 146TH	11/19/21	$345,000	WD	03-ARM'S LENGTH	$345,000	$91,600	26.55	$227,233	$52,753	$292,247	$135,782	2.152	1,506	$194.06	0005	84.2064	2-STORY		$35,654	No	/ /		401 RES	401	61
06-011-025-00	4407 52ND	08/27/21	$300,000	WD	03-ARM'S LENGTH	$300,000	$82,300	27.43	$204,447	$34,120	$265,880	$132,550	2.006	1,536	$173.10	0005	69.5623	RANCH		$31,040	No	/ /		401 RES	401	64
06-013-021-00	4851 142ND	07/06/21	$275,000	WD	03-ARM'S LENGTH	$275,000	$115,500	42.00	$287,211	$85,123	$189,877	$157,267	1.207	2,159	$87.95	0005	10.2904	RANCH		$49,220	No	/ /		401 RES	401	64
06-014-001-00	4383 52ND	06/19/20	$140,000	WD	03-ARM'S LENGTH	$140,000	$66,300	47.36	$178,006	$44,151	$95,849	$104,167	0.920	1,096	$87.45	0005	39.0114	RANCH		$33,470	No	/ /		401 RES	401	61
06-014-001-10	4391 52ND	08/31/21	$390,000	WD	03-ARM'S LENGTH	$390,000	$131,600	33.74	$329,356	$93,510	$296,490	$183,538	1.615	1,376	$215.47	0005	30.5158	RANCH		$62,660	No	/ /		401 RES	401	78
06-016-025-00	4215 56TH	04/14/20	$299,000	WD	03-ARM'S LENGTH	$299,000	$142,500	47.66	$389,888	$157,244	$141,756	$181,046	0.783	1,929	$73.49	0005	52.7275	RANCH		$157,244	No	/ /		401 RES	401	64
06-016-028-00	5560 143RD	10/29/21	$410,000	WD	03-ARM'S LENGTH	$410,000	$114,200	27.85	$283,593	$69,383	$340,617	$166,700	2.043	1,806	$188.60	0005	73.3029	RANCH		$40,140	No	/ /		401 RES	401	56
06-018-007-00	4293 60TH	04/10/20	$250,000	WD	03-ARM'S LENGTH	$250,000	$107,300	42.92	$284,334	$109,647	$140,353	$135,943	1.032	1,160	$120.99	0005	27.7821	RANCH		$55,100	No	/ /		401 RES	401	70
06-018-007-11		06/16/21	$380,000	WD	03-ARM'S LENGTH	$380,000	$141,400	37.21	$350,222	$169,742	$210,258	$140,451	1.497	1,432	$146.83	0005	18.6757	2-STORY		$135,163	No	/ /		401 RES	401	67
06-019-023-20	5942 142ND	11/02/21	$226,000	WD	03-ARM'S LENGTH	$226,000	$82,500	36.50	$203,823	$64,046	$161,954	$108,776	1.489	1,200	$134.96	0005	17.8619	RANCH		$53,210	No	/ /		401 RES	401	56
06-019-029-10	4105 60TH	10/30/20	$300,000	WD	03-ARM'S LENGTH	$300,000	$111,000	37.00	$303,118	$75,024	$224,976	$177,505	1.267	1,532	$146.85	0005	4.2825	RANCH		$60,560	No	/ /		401 RES	401	68
06-020-013-30	5736 142ND	08/05/20	$300,000	WD	03-ARM'S LENGTH	$300,000	$145,000	48.33	$397,356	$131,351	$168,649	$207,008	0.815	1,635	$103.15	0005	49.5560	RANCH		$109,490	No	/ /		401 RES	401	79
06-021-019-10	5468 141ST	07/24/20	$295,000	WD	03-ARM'S LENGTH	$295,000	$89,800	30.44	$242,139	$124,520	$170,480	$91,532	1.863	1,144	$149.02	0005	55.2253	RANCH		$115,690	No	/ /		401 RES	401	58
06-026-010-10	3964 LINCOLN	11/17/20	$245,000	WD	03-ARM'S LENGTH	$245,000	$77,100	31.47	$214,645	$29,267	$215,733	$144,263	1.495	1,552	$139.00	0005	18.5155	RANCH		$28,800	No	/ /		401 RES	401	57
06-026-011-00	3951 LINCOLN	12/18/20	$165,000	WD	03-ARM'S LENGTH	$165,000	$51,200	31.03	$136,170	$27,216	$137,784	$84,789	1.625	1,260	$109.35	0005	31.4761	RANCH		$27,216	No	/ /		401 RES	401	45
06-029-001-00	56TH	04/14/20	$345,000	WD	03-ARM'S LENGTH	$345,000	$0	0.00	$491,777	$99,840	$245,160	$305,009	0.804	2,224	$110.23	0005	50.6480	RANCH		$99,840	No	/ /		401 RES	401	71
06-030-004-10	3897 60TH	01/28/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$76,600	27.36	$188,591	$64,953	$215,047	$96,216	2.235	1,510	$142.42	0005	92.4777	RANCH		$54,684	No	/ /		401 RES	401	48
06-030-010-00	5890 139TH	01/07/21	$337,000	WD	03-ARM'S LENGTH	$337,000	$154,900	45.96	$512,664	$175,822	$161,178	$262,134	0.615	2,064	$78.09	0005	69.5390	RANCH		$88,910	No	/ /		401 RES	401	70
06-030-016-10	3840 58TH	12/22/21	$247,000	WD	03-ARM'S LENGTH	$247,000	$85,000	34.41	$208,796	$87,809	$159,191	$94,153	1.691	1,364	$116.71	0005	38.0505	RANCH		$70,640	No	/ /		401 RES	401	50
06-030-027-10	5903 139TH	11/06/20	$197,500	WD	03-ARM'S LENGTH	$197,500	$80,000	40.51	$237,458	$70,276	$127,224	$130,103	0.978	1,670	$76.18	0005	33.2386	RANCH		$45,360	No	/ /		401 RES	401	58
06-031-003-10	5935 136TH	12/06/21	$299,000	WD	03-ARM'S LENGTH	$299,000	$82,700	27.66	$235,960	$88,997	$210,003	$114,368	1.836	1,274	$164.84	0005	52.5944	2-STORY		$70,220	No	/ /		401 RES	401	54
06-032-022-00	5697 136TH	07/30/21	$215,000	WD	03-ARM'S LENGTH	$215,000	$87,900	40.88	$217,503	$30,099	$184,901	$145,840	1.268	1,362	$135.76	0005	4.2422	RANCH		$29,610	No	/ /		401 RES	401	63
06-033-019-00	5569 136TH	06/30/20	$180,000	WD	03-ARM'S LENGTH	$180,000	$56,200	31.22	$148,739	$47,323	$132,677	$78,923	1.681	1,922	$69.03	0005	37.0836	RANCH		$33,470	No	/ /		401 RES	401	37
06-033-020-00	5579 136TH	10/21/21	$189,000	WD	03-ARM'S LENGTH	$189,000	$73,300	38.78	$181,208	$44,804	$144,196	$106,151	1.358	1,212	$118.97	0005	4.8146	RANCH		$34,520	No	/ /		401 RES	401	64
06-035-014-20	5101 136TH	08/27/20	$230,000	WD	03-ARM'S LENGTH	$230,000	$81,200	35.30	$257,822	$62,660	$167,340	$151,877	1.102	960	$174.31	0005	20.8447	RANCH		$62,660	No	/ /		401 RES	401	83
06-036-008-21		09/27/21	$150,000	WD	03-ARM'S LENGTH	$150,000	$50,100	33.40	$122,168	$35,163	$114,837	$67,708	1.696	1,230	$93.36	0005	38.5799	RANCH		$35,163	No	/ /		401 RES	401	45
06-036-008-21		01/21/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$50,100	27.83	$122,363	$35,358	$144,642	$67,708	2.136	1,230	$117.60	0005	82.5997	RANCH		$35,358	No	/ /		401 RES	401	45
06-036-011-00	3687 LINCOLN	12/30/20	$199,900	WD	03-ARM'S LENGTH	$199,900	$82,800	41.42	$219,155	$32,130	$167,770	$145,545	1.153	1,394	$120.35	0005	15.7555	RANCH		$32,130	No	/ /		401 RES	401	68
		Totals:	$10,594,250			$10,594,250	$3,819,300		$10,445,521		$7,714,969	$5,888,125			$136.03											
												E.C.F. =>	1.310		Std. Deviation=>	0.522035714										

2023 Fillmore Residential ECF Study

Kooiker-Smit Sub
Logan Ct
Lohman Estates

'Res-Sub-Div' | **Use: 1.175**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Clas	Building Depr.
06-450-003-00	4983 136TH	08/14/20	$226,600	WD	03-ARM'S LENGTH	$226,600	$58,800	25.95	$240,010	$22,080	$204,520	$192,858	1.060	1,400	$146.09	0003	24.2335	RANCH		$22,080	401 RES	401	83
06-003-031-00	4605 52ND	09/10/20	$350,000	WD	03-ARM'S LENGTH	$350,000	$123,500	35.29	$335,549	$66,453	$283,547	$209,413	1.354	1,548	$183.17	0005	5.1205	RANCH		$26,508	401 RES	401	84
06-026-011-00	3951 LINCOLN	12/18/20	$165,000	WD	03-ARM'S LENGTH	$165,000	$51,200	31.03	$136,170	$27,216	$137,784	$84,789	1.625	1,260	$109.35	0005	32.2218	RANCH		$27,216	401 RES	401	45
06-026-010-10	3964 LINCOLN	11/17/20	$245,000	WD	03-ARM'S LENGTH	$245,000	$77,100	31.47	$214,645	$29,267	$215,733	$144,263	1.495	1,552	$139.00	0005	19.2612	RANCH		$28,800	401 RES	401	57
06-032-022-00	5697 136TH	07/30/21	$215,000	WD	03-ARM'S LENGTH	$215,000	$87,900	40.88	$217,503	$30,099	$184,901	$145,840	1.268	1,362	$135.76	0005	3.4965	RANCH		$29,610	401 RES	401	63
06-011-025-00	4407 52ND	08/27/21	$300,000	WD	03-ARM'S LENGTH	$300,000	$82,300	27.43	$204,447	$34,120	$265,880	$132,550	2.006	1,536	$173.10	0005	70.3079	RANCH		$31,040	401 RES	401	64
06-036-011-00	3687 LINCOLN	12/30/20	$199,900	WD	03-ARM'S LENGTH	$199,900	$82,800	41.42	$219,155	$32,130	$167,770	$145,545	1.153	1,394	$120.35	0005	15.0098	RANCH		$32,130	401 RES	401	68
06-014-001-00	4383 52ND	06/19/20	$140,000	WD	03-ARM'S LENGTH	$140,000	$66,300	47.36	$178,006	$44,151	$95,849	$104,167	0.920	1,096	$87.45	0005	38.2658	RANCH		$33,470	401 RES	401	61
06-033-019-00	5569 136TH	06/30/20	$180,000	WD	03-ARM'S LENGTH	$180,000	$56,200	31.22	$148,739	$47,323	$132,677	$78,923	1.681	1,922	$69.03	0005	37.8293	RANCH		$33,470	401 RES	401	37
06-033-020-00	5579 136TH	10/21/21	$189,000	WD	03-ARM'S LENGTH	$189,000	$73,300	38.78	$181,208	$44,804	$144,196	$106,151	1.358	1,212	$118.97	0005	5.5603	RANCH		$34,520	401 RES	401	64
06-036-008-21		09/27/21	$150,000	WD	03-ARM'S LENGTH	$150,000	$50,100	33.40	$122,168	$35,163	$114,837	$67,708	1.696	1,230	$93.36	0005	39.3256	RANCH		$35,163	401 RES	401	45
06-006-011-00	5975 146TH	10/05/20	$176,000	WD	03-ARM'S LENGTH	$176,000	$63,700	36.19	$164,052	$37,907	$138,093	$100,916	1.368	880	$156.92	0001	6.5593	RANCH		$37,170	401 RES	401	66
06-016-028-00	5560 143RD	10/29/21	$410,000	WD	03-ARM'S LENGTH	$410,000	$114,200	27.85	$283,593	$69,383	$340,617	$166,700	2.043	1,806	$188.60	0005	74.0486	RANCH		$40,140	401 RES	401	56
06-003-029-10	4620 52ND	08/21/20	$305,000	WD	03-ARM'S LENGTH	$305,000	$160,000	52.46	$438,838	$46,390	$258,610	$305,407	0.847	1,748	$147.95	0005	45.6031	RANCH		$40,400	401 RES	401	72
06-019-029-30	5971 141ST AVE	10/12/20	$70,000	WD	03-ARM'S LENGTH	$70,000	$14,200	20.29	$436,230	$43,430	$26,570	$305,681	0.087	2,023	$13.13	0005	121.5882	RANCH		$43,430	401 RES	401	98
06-030-027-10	5903 139TH	11/06/20	$197,500	WD	03-ARM'S LENGTH	$197,500	$80,000	40.51	$237,458	$70,276	$127,224	$130,103	0.978	1,670	$76.18	0005	32.4929	RANCH		$45,360	401 RES	401	58
06-013-021-00	4851 142ND	07/06/21	$275,000	WD	03-ARM'S LENGTH	$275,000	$115,500	42.00	$287,211	$85,123	$189,877	$157,267	1.207	2,159	$87.95	0005	9.5447	RANCH		$49,220	401 RES	401	64
		Totals:	$3,794,000			$3,794,000	$1,357,100		$4,044,982		$3,028,685	$2,578,282			$120.38		12.8111						
							Sale. Ratio =>	35.77				E.C.F. =>	1.175		Std. Deviation=:	0.469125662							