

Neighborhoods Used: 0004 - RES---KOOIKER/SMIT SUB, 0005 - RES---TOWNSHIP, 0002 - RES---LOGAN CT, 0001 - RES---GRAAFSCHAP , 0003 - RES---LOHMAN EST. SUB

4806 OTTOGAN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
001-001-24		03/21/2022		0005	401	600,000
65,839						
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		95	534,161	325,118
						E.C.F.
						1.643

Ag ECF (for House/Rcs)

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4651 52ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-002-012-00		01/06/2022		0005	401	249,900
62,705						
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		52	186,401	99,559
						E.C.F.
						1.872
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		794		424		1.872

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3840 58TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-030-016-10		12/22/2021		0005	401	247,000
70,640						
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		50	153,096	94,153
						E.C.F.
						1.626
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		23264		14308		1.626

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on File

4433 60TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-007-013-30		12/20/2021		0001	401	435,000
68,750						
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		79	317,010	262,891
						E.C.F.
						1.206
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		49240		40834		1.206

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5253 146TH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-003-029-20		12/17/2021		0005	401	300,000
87,538						
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		57	200,756	194,779
						E.C.F.
						1.031
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		11706		11358		1.031

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5935 136TH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-031-003-10		12/06/2021		0005	401	299,000
70,220						
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		2-STORY		54	201,246	114,368
						E.C.F.
						1.760
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		27534		15648		1.760

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5942 142ND AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-019-023-20		11/02/2021		0005	401	226,000
53,210						
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		56	159,545	108,776
						E.C.F.
						1.467
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		13245		9030		1.467

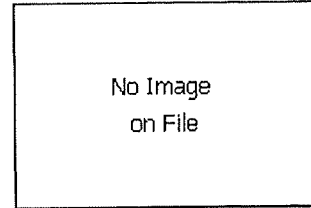
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5560 143RD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-016-028-00		10/29/2021		0005	401	410,000
43,504						
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		56	324,514	166,700
						E.C.F.
						1.947
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		41982		21566		1.947

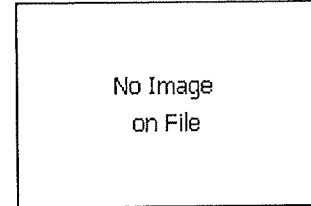
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Neighborhoods Used: 0004 - RES--KOOIKER/SMIT SUB, 0005 - RES--TOWNSHIP, 0002 - RES--LOGAN CT, 0001 - RES--GRAAFSCHAP, 0003 - RES--LOHMAN EST. SUB

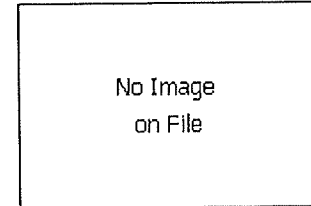
5579 136TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-033-020-00 10/21/2021 0005 401 189,000 35,548
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 143,057 106,151 1.348
Agricultural Buildings: ResidualValue CostByManual E.C.F.
10395 7713 1.348



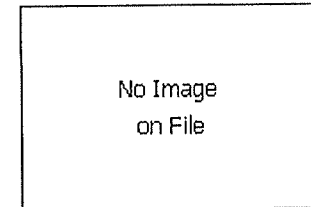
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-036-008-21 09/27/2021 0005 401 150,000 35,163
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 114,837 67,708 1.696



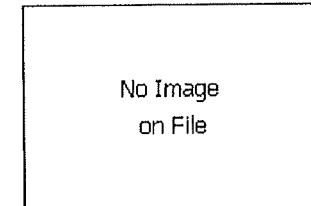
4391 52ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-014-001-10 08/31/2021 0005 401 390,000 63,116
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 287,244 183,538 1.565
Agricultural Buildings: ResidualValue CostByManual E.C.F.
39640 25328 1.565



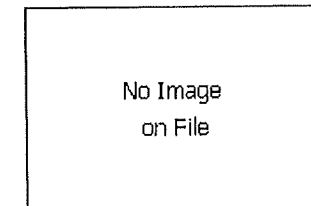
4407 52ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-011-025-00 08/27/2021 0005 401 300,000 32,348
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 264,703 132,550 1.997
Agricultural Buildings: ResidualValue CostByManual E.C.F.
2949 1477 1.997



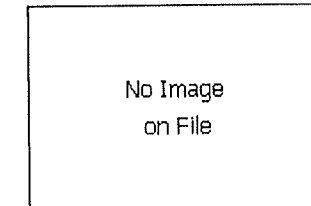
5697 136TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-032-022-00 07/30/2021 0005 401 215,000 29,610
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 63 184,873 145,840 1.268
Agricultural Buildings: ResidualValue CostByManual E.C.F.
517 408 1.268



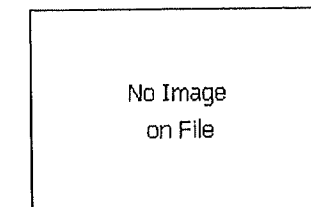
4851 142ND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-013-021-00 07/06/2021 0005 401 275,000 55,044
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 189,718 157,267 1.206
Agricultural Buildings: ResidualValue CostByManual E.C.F.
30238 25066 1.206



147TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-003-002-00 06/25/2021 0005 401 152,500 35,280
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 89 117,220 140,867 0.832
Agricultural Buildings: ResidualValue CostByManual E.C.F.
0 0 0.832

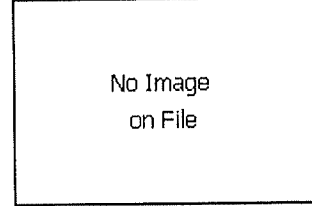


4667 52ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-002-011-10 06/18/2021 0005 401 498,500 90,707
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-STORY 76 407,793 401,252 1.016

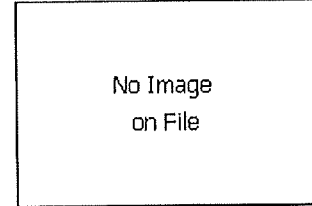


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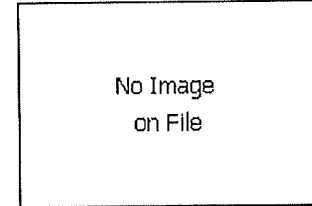
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-018-007-11 06/16/2021 0005 401 380,000 137,084
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-STORY 67 203,487 140,451 1.449
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 39429 27215 1.449



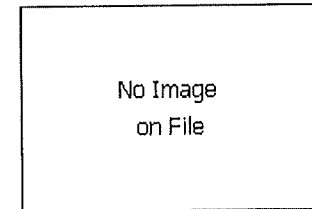
5890 139TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-030-010-00 01/07/2021 0005 401 337,000 91,219
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 193,688 262,134 0.739
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 52093 70503 0.739



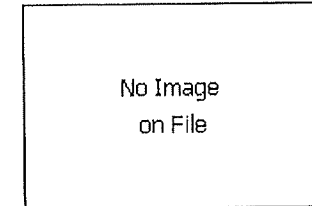
3687 LINCOLN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-036-011-00 12/30/2020 0005 401 199,900 32,130
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 68 167,770 145,545 1.153



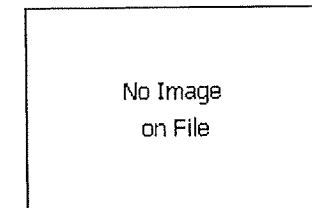
3951 LINCOLN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-026-011-00 12/18/2020 0005 401 165,000 27,216
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 137,784 84,789 1.625



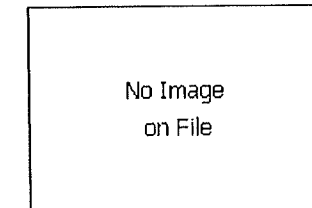
3964 LINCOLN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-026-010-10 11/17/2020 0005 401 245,000 29,267
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 57 215,733 144,263 1.495



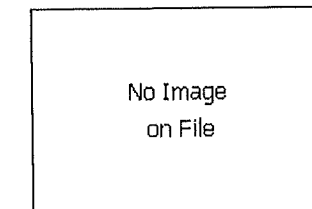
5903 139TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-030-027-10 11/06/2020 0005 401 197,500 45,360
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 131,201 130,103 1.008
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 20939 20763 1.008



4105 60TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-019-029-10 10/30/2020 0005 401 300,000 61,121
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 68 224,243 177,505 1.263
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14636 11586 1.263

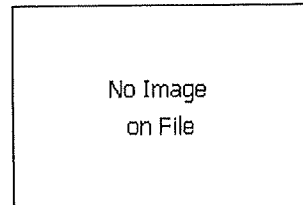


5967 146TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-006-010-00 10/15/2020 0001 401 230,000 74,919
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 61 138,493 134,901 1.027
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 16588 16158 1.027

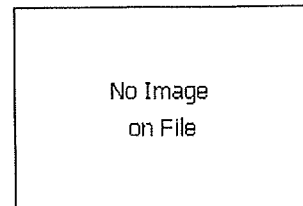


Neighborhoods Used: 0004 - RES--KOOIKER/SMIT SUB, 0005 - RES--TOWNSHIP, 0002 - RES--LOGAN CT, 0001 - RES--GAAFSCHAP, 0003 - RES--LOHMAN EST. SUB

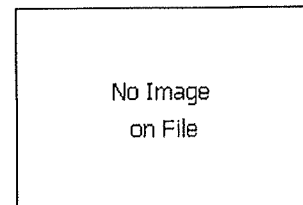
5975 146TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-011-00 10/05/2020 0001 401 176,000 37,907
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 66 138,093 100,916 1.368



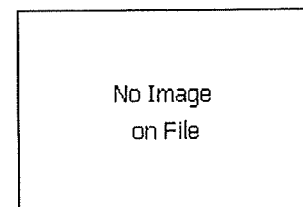
4605 52ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-003-031-00 09/10/2020 0005 401 350,000 28,776
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 84 279,342 209,413 1.334
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 41882 31398 1.334



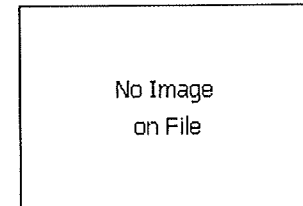
5101 136TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-035-014-20 08/27/2020 0005 401 230,000 62,660
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 83 167,340 151,877 1.102



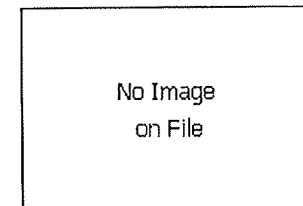
4620 52ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-003-029-10 08/21/2020 0005 401 305,000 46,390
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 258,610 305,407 0.847
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 0 0 0.847



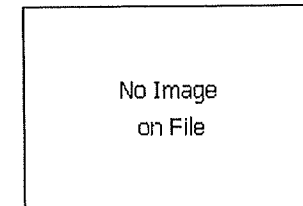
4983 136TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-450-003-00 08/14/2020 0003 401 226,600 22,080
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 83 204,520 192,858 1.060



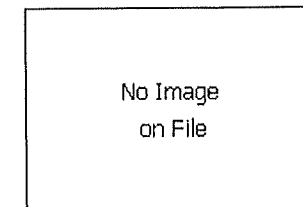
5736 142ND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-020-013-30 08/05/2020 0005 401 300,000 109,490
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 175,100 207,008 0.846
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 15410 18218 0.846



5468 141ST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-021-019-10 07/24/2020 0005 401 295,000 115,690
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 165,968 91,532 1.813
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13342 7358 1.813

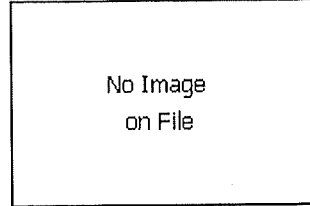


5569 136TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-033-019-00 06/30/2020 0005 401 180,000 33,470
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 37 127,832 78,923 1.620
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 18698 11544 1.620

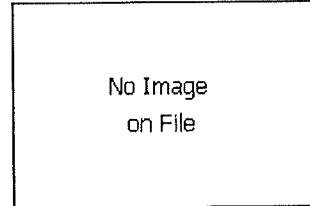


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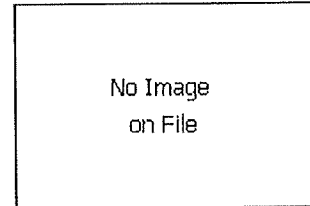
4593 60TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
200-006-00 06/23/2020 0001 401 345,000 14,909
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-STORY 56 241,559 130,425 1.852
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 88532 47801 1.852



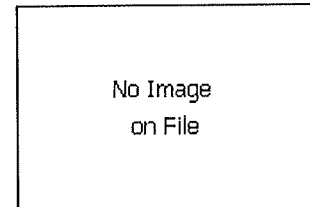
4383 52ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-014-001-00 06/19/2020 0005 401 140,000 33,470
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 61 98,144 104,167 0.942
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8386 8901 0.942



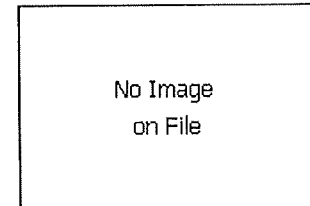
4836 OTTOGAN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-001-001-00 04/22/2020 0005 401 403,950 113,188
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 84 211,852 196,530 1.078
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 78910 73203 1.078



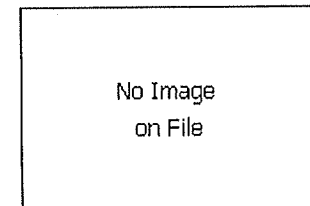
4215 56TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-016-025-00 04/14/2020 0005 401 299,000 157,244
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 141,756 181,046 0.783
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 0 0 0.783



56TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-029-001-00 04/14/2020 0005 401 345,000 99,840
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 71 245,160 305,009 0.804



4293 60TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-018-007-00 04/10/2020 0005 401 250,000 59,521
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 145,707 135,943 1.072
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 44772 41772 1.072



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Neighborhoods Used: 0004 - RES--KOOIKER/SMIT SUB, 0005 - RES--TOWNSHIP, 0002 - RES--LOGAN CT, 0001 - RES--GRAAFSCHAP, 0003 - RES--LOHMAN EST. SUB

Statistics for this Analysis

Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
38	14	18.64	21.78	1.007
After Application of E.C.F.s				
		12.75	17.00	1.012

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
2-STORY	1.643(1)	1.100(5)	1.016(6)	1.161(13)	1.548(9)	1.639(4)
DUPLEX	1.643(1)	1.100(5)	1.016(6)	1.161(13)	1.548(9)	1.639(4)
MFG HOME	1.643(1)	1.100(5)	1.016(6)	1.161(13)	1.548(9)	1.639(4)
MOBILE HOME	1.643(1)	1.100(5)	1.016(6)	1.161(13)	1.548(9)	1.639(4)
RANCH	1.643(1)	1.100(5)	1.016(6)	1.161(13)	1.548(9)	1.639(4)

Single Family E.C.F. : 1.236 (38)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.260 (28)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2020
 Ending Date: 03/31/2022
 Terms Selected: 1
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 \ Infl. Adj. Sale Prices:
 Neighborhood(s): 0004 - RES--KOOIKER/SMIT SUB, 0005 - RES--TOWNSHIP, 0002 - RES--LOGAN CT, 0001 - RES--GRAAFSCHAP, 0003 - RES--LOHMAN EST. SUB

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 10.00