

ECF-Rural Residential-Ag

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale		Asd/Adj.		Land +	Bldg.	Cost Man. \$	E.C.F.
						\$	Asd. when Sold	Sale	Cur. Appraisal	Yard	Residual		
04-002-025-50	5063 122ND AVE	09/26/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$136,400	32.87	\$277,760	\$84,391	\$330,609	\$192,407	1.718
04-004-022-00	2385 HOWARD ST	09/10/24	\$185,000	WD	24-PARTIAL ASSESSMENT	\$185,000	\$49,000	26.49	\$108,588	\$20,000	\$165,000	\$88,147	1.872
04-004-025-00	2367 55TH ST	05/02/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,400	49.11	\$189,759	\$41,046	\$138,954	\$147,973	0.939
04-004-083-10	2293 55TH ST	02/27/23	\$200,000	WD	24-PARTIAL ASSESSMENT	\$200,000	\$61,300	30.65	\$155,514	\$31,068	\$168,932	\$123,827	1.364
04-006-016-00	5814 124TH AVE	04/03/23	\$240,000	WD	24-PARTIAL ASSESSMENT	\$240,000	\$80,500	33.54	\$200,178	\$47,692	\$192,308	\$151,727	1.267
04-006-031-00	2316 58TH ST	07/30/24	\$248,000	WD	24-PARTIAL ASSESSMENT	\$248,000	\$65,700	26.49	\$184,483	\$48,125	\$199,875	\$135,680	1.473
04-009-003-12	5454 122ND AVE	04/28/23	\$289,900	WD	31-SPLIT IMPROVED	\$289,900	\$0	0.00	\$242,071	\$57,417	\$232,483	\$183,735	1.265
04-020-014-00	1736 56TH ST	07/03/23	\$176,570	WD	24-PARTIAL ASSESSMENT	\$176,570	\$61,800	35.00	\$130,882	\$23,883	\$152,687	\$106,467	1.434
04-020-017-00	5619 117TH AVE	09/29/23	\$310,000	WD	24-PARTIAL ASSESSMENT	\$310,000	\$83,200	26.84	\$210,621	\$50,382	\$259,618	\$159,442	1.628
04-023-016-10	1634 51ST ST	10/20/23	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$110,600	38.40	\$227,736	\$45,650	\$242,350	\$181,180	1.338
04-028-002-11	5470 116TH AVE	03/17/23	\$295,000	WD	31-SPLIT IMPROVED	\$295,000	\$0	0.00	\$261,212	\$48,449	\$246,551	\$211,704	1.165
04-031-006-40	5870 113TH AVE	09/18/24	\$388,000	WD	24-PARTIAL ASSESSMENT	\$388,000	\$122,200	31.49	\$297,426	\$55,616	\$332,384	\$240,607	1.381
04-031-009-00	1345 60TH ST	07/20/22	\$341,375	WD	03-ARM'S LENGTH	\$341,375	\$126,200	36.97	\$280,801	\$70,095	\$271,280	\$209,658	1.294
04-032-016-10	5716 113TH AVE	06/07/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,800	43.45	\$109,553	\$41,444	\$68,556	\$67,770	1.012
04-033-041-00	1275 56TH ST	04/27/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$125,700	41.21	\$269,287	\$87,285	\$217,715	\$181,097	1.202
04-034-008-00	5365 112TH AVE	11/01/22	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$7,300	30.42	\$22,755	\$20,000	\$4,000	\$2,741	1.459
04-200-001-00	2381 53RD ST	01/31/24	\$230,000	WD	24-PARTIAL ASSESSMENT	\$230,000	\$72,100	31.35	\$210,056	\$80,908	\$149,092	\$128,505	1.160
04-350-005-00	2280 58TH ST	10/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,300	35.81	\$141,109	\$60,117	\$99,883	\$80,589	1.239
Totals:			\$4,385,845			\$4,385,845	\$1,295,500		\$3,519,791		\$3,472,277	\$2,593,257	
								Sale. Ratio =>	29.54			E.C.F. =>	1.339
								Std. Dev. =>	12.61			Ave. E.C.F. =>	1.345

Used sales to 9/30/2024 for more data/reliability

Outlier

04-024-005-00	1774 48TH ST	07/31/24	\$54,110	LC	03-ARM'S LENGTH	\$54,110	\$23,400	43.25	\$69,669	\$20,000	\$34,110	\$49,422	0.690
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