

2023 ECF TABLE RRS RURAL RESIDENTIAL SOUTH

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 Min. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.					
20-022-007-00	2881 66TH ST	05/14/21	\$338,500	WD	03-ARM'S LENGTH	\$338,500	36,711		\$261,089	\$61,921	\$286,579	\$222,152	1.278	1,492	\$186.78	RRS	36,714	1.5 STORY	RES 1 FAMILY	\$422,250	No	//		RRS-RURAL RES SOUTH	401	88					
20-022-019-01	2913 64TH ST	10/05/20	\$243,000	WD	03-ARM'S LENGTH	\$243,000	0	0.00	\$221,461	\$81,869	\$161,131	\$162,710	0.990	2,070	\$77.84	RRS	7,992	1 STORY	RES 1 FAMILY	\$57,990	No	//		RRS-RURAL RES SOUTH	401	79					
20-022-024-13	2955 66TH ST	11/12/20	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$119,600	46.92	\$284,026	\$25,046	\$229,854	\$301,869	0.761	2,352	\$97.73	RRS	14,894	1.5 STORY	RES 1 FAMILY	\$14,081	No	//		RRS-RURAL RES SOUTH	401	85					
20-022-026-11	2903 66TH ST	11/13/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$144,300	36.08	\$369,723	\$123,674	\$276,326	\$286,797	0.963	2,516	\$109.83	RRS	5,313	B+LEVEL	RES 1 FAMILY	\$90,345	No	//		RRS-RURAL RES SOUTH	401	87					
20-022-029-00	2881 66TH ST	05/04/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,300	48.81	\$361,358	\$56,372	\$293,628	\$335,494	0.713	1,941	\$130.67	RRS	19,6925	1.5 STORY	RES 1 FAMILY	\$55,298	No	//		RRS-RURAL RES SOUTH	401	72					
20-022-040-00	2890 64TH ST	10/14/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$78,300	32.63	\$216,327	\$69,397	\$170,603	\$171,263	0.996	2,268	\$75.22	RRS	8,5770	1.5 STORY	RES 1 FAMILY	\$57,990	No	//		RRS-RURAL RES SOUTH	401	73					
20-022-043-02	2851 64TH ST	07/29/20	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$177,900	39.01	\$511,416	\$137,410	\$318,590	\$435,945	0.731	1,643	\$193.91	RRS	17,9573	1 STORY	RES 1 FAMILY	\$135,293	No	//		RRS-RURAL RES SOUTH	401	96					
20-023-019-20	6365 128TH AVE	10/05/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$163,900	58.54	\$368,201	\$87,079	\$192,921	\$327,678	0.589	2,400	\$80.38	RRS	32,1626	1.5 STORY	RES 1 FAMILY	\$85,115	No	//		RRS-RURAL RES SOUTH	401	91					
20-025-001-00	2730 60TH ST	04/19/21	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$233,800	39.63	\$663,444	\$171,531	\$418,469	\$456,817	0.916	3,330	\$125.67	RRS	0,5676	1.5 STORY	RES 1 FAMILY	\$91,493	No	//		RRS-RURAL RES SOUTH	401	89					
20-026-011-30	2884 63RD ST	11/02/21	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$97,400	49.44	\$247,570	\$57,497	\$139,503	\$212,551	0.630	1,782	\$78.28	RRS	28,0711	MANUFACTUR	RES 1 FAMILY	\$18,910	No	//		RRS-RURAL RES SOUTH	401	84					
20-027-009-00	2751 66TH ST	03/14/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$52,100	38.59	\$120,051	\$15,807	\$119,193	\$121,508	0.981	1,090	\$110.36	RRS	7,0573	1 STORY	RES 1 FAMILY	\$10,017	No	//		RRS-RURAL RES SOUTH	401	74					
20-027-020-01	6512 127TH AVE	07/13/20	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$411,200	40.12	\$1,121,081	\$353,980	\$671,200	\$758,031	0.885	3,520	\$190.63	RRS	2,5163	2 STORY	RES 1 FAMILY	\$230,247	No	//	20-027-016-01, 20-027-016-11	RRS-RURAL RES SOUTH	401	92					
20-028-015-00	2741 BLUE STAR HWY	12/01/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,400	47.52	\$186,543	\$37,767	\$127,233	\$173,415	0.734	2,272	\$66.00	RRS	17,6685	1 STORY	RES 1 FAMILY	\$37,767	No	//		RRS-RURAL RES SOUTH	401	63					
20-028-017-10	2707 BLUE STAR HWY	02/26/21	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$48,700	32.15	\$131,134	\$32,015	\$119,485	\$115,534	1.034	2,052	\$58.23	RRS	12,3821	MANUFACTUR	RES 1 FAMILY	\$29,548	No	//		RRS-RURAL RES SOUTH	1	67					
20-028-020-15	6767 126TH AVE	10/27/21	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$92,300	33.38	\$240,590	\$57,554	\$218,946	\$213,348	1.026	2,811	\$77.89	RRS	11,5860	1 STORY	RES 1 FAMILY	\$49,114	No	//		RRS-RURAL RES SOUTH	401	86					
20-033-004-00	6688 126TH AVE	07/27/20	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$119,600	36.57	\$289,900	\$139,226	\$187,774	\$175,627	1.069	1,991	\$94.31	RRS	15,8787	1.75 STORY	RES 1 FAMILY	\$139,226	No	//		RRS-RURAL RES SOUTH	401	76					
20-033-018-11	124TH AVE	01/21/22	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$0	0.00	\$253,381	\$136,553	\$68,447	\$48,722	1.302	480	\$132.18	RRS	39,1834	MOBILE HOME	RES 1 FAMILY	\$126,066	No	//	20-033-018-13	RRS-RURAL RES SOUTH	401	70					
20-033-018-12	6739 124TH AVE	08/20/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$0	0.00	\$442,486	\$128,447	\$421,553	\$366,047	1.152	3,484	\$121.00	RRS	24,1261	1.75 STORY	RES 1 FAMILY	\$66,862	No	//		RRS-RURAL RES SOUTH	401	77					
20-033-020-00	6757 124TH AVE	11/13/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$67,000	34.36	\$153,761	\$18,737	\$176,263	\$157,385	1.120	1,486	\$118.62	RRS	20,9570	1 STORY	RES 1 FAMILY	\$15,710	No	//		RRS-RURAL RES SOUTH	401	78					
20-033-020-00	6757 124TH AVE	04/09/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,000	67.00	\$153,761	\$18,737	\$81,263	\$157,385	0.516	1,486	\$54.69	RRS	39,4045	1 STORY	RES 1 FAMILY	\$15,710	No	//		RRS-RURAL RES SOUTH	401	78					
20-035-021-10	2493 64TH ST	10/30/20	\$528,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$528,500	\$190,500	36.05	\$588,326	\$229,535	\$298,965	\$320,486	0.933	2,152	\$138.92	RRS	2,2470	2 STORY	RES 1 FAMILY	\$180,926	No	//	20-034-011-10	RRS-RURAL RES SOUTH	401	91					
20-036-006-01	2535 62ND ST	09/03/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$61,800	29.43	\$161,593	\$58,889	\$151,111	\$119,713	1.262	1,395	\$108.32	RRS	35,1904	1 STORY	RES 1 FAMILY	\$52,447	No	//		RRS-RURAL RES SOUTH	401	71					
20-036-007-40	2437 62ND ST	07/28/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,800	43.20	\$185,580	\$38,611	\$111,389	\$171,308	0.650	1,404	\$79.34	RRS	26,0152	MANUFACTUR	RES 1 FAMILY	\$36,755	No	//		RRS-RURAL RES SOUTH	401	86					
20-275-002-00	6330 MEADOW WOOD LN	02/19/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$111,500	39.12	\$279,270	\$39,339	\$245,661	\$279,666	0.878	1,512	\$182.47	RRS	3,1968	DUPLEX	RES CONDO	\$18,911	No	//		RRS-RURAL RES SOUTH	401	92					
20-280-030-00	6474 WINTERGREEN DR	10/16/20	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$60,400	39.61	\$152,451	\$16,854	\$135,564	\$158,053	0.858	870	\$155.91	RRS	5,2146	1 STORY	RES 1 FAMILY	\$11,500	No	//		FAIR SUBDIVISION	401	90					
20-280-036-00	2823 CRESCENT DR	02/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$57,400	26.70	\$168,781	\$17,024	\$197,976	\$176,889	1.119	1,028	\$192.58	RRS	20,8832	1 STORY	RES 1 FAMILY	\$12,880	No	//		FAIR SUBDIVISION	401	87					
20-355-008-00	6841 SHERWOOD TRAIL	12/08/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$157,700	44.42	\$441,043	\$54,307	\$300,693	\$450,783	0.667	1,792	\$167.80	RRS	24,3331	1.5 STORY	RES 1 FAMILY	\$45,291	No	//		AVG SUBDIVISION	401	92					
20-355-021-00	6843 FALEEN LEAF TRAIL	03/23/22	\$561,000	WD	03-ARM'S LENGTH	\$561,000	\$212,000	37.79	\$482,804	\$70,834	\$490,166	\$480,196	1.021	2,367	\$207.08	RRS	11,0386	1.5 STORY	RES 1 FAMILY	\$59,960	No	//		AVG SUBDIVISION	401	94					
20-360-002-00	2605 BLUE STAR HWY	10/28/20	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$81,700	69.74	\$173,099	\$29,026	\$105,574	\$168,993	0.625	1,980	\$53.32	RRS	28,5655	MANUFACTUR	RES 1 FAMILY	\$17,874	No	//		RRS-RURAL RES SOUTH	401	82					
Totals:						\$9,045,900	\$1232,200		\$9,131,060	\$6,680,962	\$7,565,366	\$118.90	2.7279																		
						Sale Ratio =>	35.73							E.C.F. =>	0.883							Std. Deviations=>	/(N2-N34)								
						Std. Dev. =>	15.69							Ave. E.C.F. =>	0.910							Ave. Variance=>	17.9098							Coefficient of Var=>	19.67294745

USED 0.883

NOT USED

20-033-013-51	2593 CHASE FARM DR	01/08/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$23,300	5.55	\$222,405	\$38,348	\$381,652	\$214,538	1.121	1,121	\$340.46	RRS	86,8568	1 STORY	RES VAC	\$38,348	No	//		RRS-RURAL RES SOUTH	402	97
20-280-008-00	2838 CRESCENT DR	11/18/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$66,800	23.11	\$158,048	\$13,384	\$275,616	\$168,622	1.635	1,352	\$203.86	RRS	72,4146	DBL WIDE MH	RES 1 FAMILY	\$11,500	No	//		FAIR SUBDIVISION	401	91
20-280-009-00	2826 CRESCENT DR	10/28/20	\$152,100	WD	03-ARM'S LENGTH	\$152,100	\$33,800	22.22	\$76,384	\$6,325	\$145,775	\$81,661	1.785	1,453	\$100.33	RRS	87,4739	1 STORY	CLUBHOUSE	\$6,325	No	//		FAIR SUBDIVISION	401	65
20-301-009-00	8805 DALE CT	08/23/21	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$80,000	28.58	\$167,476	\$24,332	\$255,568	\$166,850	1.532	1,872	\$136.52	RRS	62,1347	B+LEVEL	RES 1 FAMILY	\$20,521	No	//		RRS-RURAL RES SOUTH	401	76