

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-001-012-30	3482 13TH ST	10/25/19	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,400	44.43	\$289,912	\$69,626	\$210,374	\$233,107	0.902
10-004-021-40	3573 20TH ST	09/27/19	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$85,900	47.20	\$209,422	\$92,970	\$89,030	\$123,230	0.722
10-005-012-30	2112 135TH AVE	11/13/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,900	39.12	\$103,690	\$32,354	\$92,646	\$75,488	1.227
10-011-011-00	3233 16TH ST	06/23/20	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$110,400	49.62	\$259,612	\$146,120	\$76,380	\$120,097	0.636
10-012-010-00	3389 13TH ST	09/25/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$100,400	37.19	\$210,805	\$23,798	\$246,202	\$197,891	1.244
10-012-016-00	3287 14TH ST	04/18/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,200	35.61	\$128,496	\$33,300	\$121,700	\$100,737	1.208
10-015-013-10	3028 17TH ST	06/18/19	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$244,500	55.57	\$552,581	\$215,000	\$225,000	\$357,229	0.630
10-018-020-00	2381 130TH AVE	09/09/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$93,700	43.58	\$220,610	\$51,979	\$163,021	\$178,446	0.914
10-019-003-00	2938 22ND ST	03/13/20	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$91,100	47.20	\$205,316	\$30,000	\$163,000	\$185,520	0.879
10-020-006-00	2168 130TH AVE	08/28/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$77,900	44.01	\$171,460	\$45,392	\$131,608	\$133,405	0.987
10-020-016-00	2037 128TH AVE	10/16/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,900	44.40	\$233,879	\$61,777	\$163,223	\$182,119	0.896
10-021-015-10	1841 128TH AVE	04/23/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,400	50.33	\$138,370	\$65,841	\$54,159	\$76,750	0.706
10-032-001-00	2476 20TH ST	09/11/20	\$278,400	WD	03-ARM'S LENGTH	\$278,400	\$87,300	31.36	\$245,807	\$126,802	\$151,598	\$125,931	1.204
10-035-014-00	2418 14TH ST	12/01/20	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$154,900	40.87	\$344,715	\$72,667	\$306,333	\$287,881	1.064
10-250-006-00	2210 132ND AVE	02/07/20	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$76,000	45.37	\$176,029	\$30,800	\$136,700	\$153,681	0.890
10-601-029-00	1220 WOODLAND DR	08/06/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$74,100	39.00	\$165,754	\$32,795	\$157,205	\$140,697	1.117
Totals:			\$3,619,400			\$3,619,400	\$1,585,000		\$3,656,458		\$2,488,179	\$2,672,208	
								Sale. Ratio =>	43.79			E.C.F. =>	0.931
								Std. Dev. =>	6.10			Ave. E.C.F. =>	0.952

Use for 2022 Twp Res Ecf **0.952**

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	. b.	Land Table	erty	ding D
2,272	\$92.59	4100	4.9125	1.25 STORY	\$36,760	Nc	4003 HOPKINS TOWNSHIP	401	81
1,566	\$56.85	4100	22.9131	1 STORY	\$92,970	Nc	4003 HOPKINS TOWNSHIP	401	76
1,344	\$68.93	4100	0.0000	1 STORY	\$30,000	Nc	4003 HOPKINS TOWNSHIP	401	61
1,396	\$54.71	4100	31.5619	1.5 STORY	\$138,780	Nc	4003 HOPKINS TOWNSHIP	401	75
1,488	\$165.46	4100	29.2526	1 STORY	\$15,000	Nc	4003 HOPKINS TOWNSHIP	401	76
1,584	\$76.83	4100	25.6499	1.25 STORY	\$33,300	Nc	4003 HOPKINS TOWNSHIP	401	55
3,760	\$59.84	4100	32.1754	1.75 STORY	\$48,610	Nc	4003 HOPKINS TOWNSHIP	401	72
2,000	\$81.51	4100	3.8041	1.75 STORY	\$47,170	Nc	4003 HOPKINS TOWNSHIP	401	79
2,288	\$71.24	4100	7.2990	1.5 STORY	\$30,000	Nc	4003 HOPKINS TOWNSHIP	401	76
1,317	\$99.93	4100	3.4924	1.25 STORY	\$43,000	Nc	4003 HOPKINS TOWNSHIP	401	72
2,488	\$65.60	4100	5.5357	1.25 STORY	\$48,700	Nc	4003 HOPKINS TOWNSHIP	401	55
2,148	\$25.21	4100	24.5951	1.25 STORY	\$39,184	Nc	4003 HOPKINS TOWNSHIP	401	36
1,215	\$124.77	4100	25.2213	1 STORY	\$82,533	Nc	4003 HOPKINS TOWNSHIP	401	89
3,542	\$86.49	4100	11.2491	1.75 STORY	\$72,667	Nc	4003 HOPKINS TOWNSHIP	401	76
1,708	\$80.04	4100	6.2101	1 STORY	\$30,800	Nc	4003 HOPKINS TOWNSHIP	401	81
1,144	\$137.42	4410	16.5724	1 STORY	\$25,515	Nc	4014 WAYVIEW PLAT	401	70
\$84.21			2.0471						
Std. Deviatio			0.210486						
Ave. Variance			15.6528						
Coefficient of Var=			16.448863						