

Colfax Township 2024

ECF Analysis

By:

Barbie Eaton, MAAO

Colfax Ag ECF 2024

636 N 204TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 009-036-200-06 10/29/2021 #1 401 110,000 31,616
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home DOUBLE WIDE 47 78,384 98,300 0.797

992 E POLK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 008-017-300-03 10/29/2021 #1 401 125,000 4,758
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-1/2 STORY 62 120,242 126,708 0.949

8912 N 80TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 002-004-300-13 10/27/2021 #1 401 154,000 12,597
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 141,403 222,400 0.636

1468 S 200TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 014-012-300-03 10/22/2021 #1 401 239,000 11,266
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-1/2 STORY 75 227,734 257,577 0.884

9418 E SKEELS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 019-036-400-12 10/22/2021 #1 401 300,000 8,774
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 89 291,226 266,538 1.093

7329 N 126TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-150-014-50 10/18/2021 #1 401 98,000 6,839
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 75 91,161 91,149 1.000

227 N 28TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 006-032-300-04 10/14/2021 #1 401 215,000 41,069
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ STORY 70 173,931 153,524 1.133

3902 S 72ND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 012-029-300-18 10/01/2021 #1 401 103,000 5,196
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 92 97,804 121,195 0.807

4145 W MC KINLEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 017-030-200-03 09/27/2021 #1 401 37,900 3,131
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home DOUBLE WIDE 35 34,769 34,781 1.000

4334 E WINTER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-025-100-05 09/17/2021 #1 401 235,000 89,900
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 80 133,294 134,623 0.990
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11806 11924 0.990

8412 E M-20
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 014-026-400-09 09/16/2021 #1 401 165,000 5,374
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MODULAR 75 159,626 141,214 1.130

6331 N DUNE GRASS TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 002-027-100-14 09/09/2021 #1 401 215,000 12,008
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-1/2 STORY 98 202,992 199,266 1.019

1965 E HAMMETT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-016-300-15 09/02/2021 #1 401 135,000 34,900
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 68 100,100 144,035 0.695

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4250 E HAYES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
013-025-300-05	04/30/2021 #1	401	146,000	4,382
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	85	141,618	186,463
				E.C.F.
				0.759

4120 W MC KINLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-019-400-06	04/30/2021 #1	401	119,500	10,116
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	83	109,384	134,573
				E.C.F.
				0.813

5156 W ROOSEVELT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
016-025-400-04	04/26/2021 #1	401	160,000	22,075
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	60	137,925	190,076
				E.C.F.
				0.726
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	0	0	0.726	

4520 W HAYES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
012-030-300-08	04/02/2021 #1	401	184,900	13,790
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	90	171,110	258,560
				E.C.F.
				0.662

Colfax Ag ECF 2024

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Single Family Computed Costs by Manual

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
1+ STORY	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
1-1/2 STORY	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
1-1/4 STORY	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
1-3/4 STORY	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
2 STORY	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
A-FRAME	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
BI-LEVEL	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
DOUBLE WIDE	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
LOG	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
MODULAR	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
RANCH	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
SINGLE WIDE	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
TRI-LEVEL	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837

Total Single Family Costs by Manual : 9,007,837
 Total Mobile Home Costs by Manual : 915,346
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 327,371
 Total Commercial Costs by Manual : 544,005

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Single Family Sale Residual Values

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
1+ STORY	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
1-1/2 STORY	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
1-1/4 STORY	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
1-3/4 STORY	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
2 STORY	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
A-FRAME	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
BI-LEVEL	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
DOUBLE WIDE	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
LOG	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
MODULAR	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
RANCH	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
SINGLE WIDE	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
TRI-LEVEL	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357

Total Single Family Sale Residual Values : 7,774,357
 Total Mobile Home Sale Residual Values : 862,128
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 295,941
 Total Commercial Sale Residual Values : 524,783

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Statistics for this Analysis

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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
64	1435	14.47	18.08	1.008
After Application of E.C.F.s		13.79	17.17	1.008

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Economic Condition Factor Estimates (# of data points)

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
1+ STORY	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
1-1/2 STORY	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
1-1/4 STORY	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
1-3/4 STORY	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
2 STORY	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
A-FRAME	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
BI-LEVEL	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
DOUBLE WIDE	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
LOG	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
MODULAR	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
RANCH	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
SINGLE WIDE	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
TRI-LEVEL	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)

Single Family E.C.F. : 0.863 (51)
 Mobile Home E.C.F. : 0.942 (10)
 Agricultural E.C.F. : 0.904 (19)

Colfax Com Ind ECF 2024

3687 W POLK RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
020-020-100-07		12/10/2021 2001	201	950,000	164,087
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		785913	800289	0.982	
190 S HANCOCK ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
044-683-004-60		12/08/2021 2001	201	250,000	62,313
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		187687	224043	0.838	
5657 W FOX RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
006-730-001-00		11/09/2021 2001	201	95,000	15,766
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		79234	91413	0.867	
302 HANSON ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
020-171-006-00		10/18/2021 2001	201	250,000	127,538
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		122462	139740	0.876	
106 N STATE ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
046-584-002-00		09/15/2021 2001	201	80,000	15,766
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		64234	72877	0.881	
109 E MAIN ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
020-208-003-00		07/30/2021 2001	201	105,000	18,088
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		86912	109587	0.793	
351 E MAIN ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
047-500-049-55		07/19/2021 2001	201	850,000	160,587
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		689413	747752	0.922	
560 S HANCOCK ST UNIT 7					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
044-310-007-00		07/16/2021 2001	201	140,000	39,363
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		100637	125472	0.802	
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
043-405-001-00		06/22/2021 2001	201	40,000	17,954
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		22046	30883	0.714	
8790 E BUCHANAN RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
014-002-400-16		04/29/2021 2001	201	290,000	45,299
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		244701	312151	0.784	
3720 W POLK RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
020-363-004-00		04/07/2021 2001	201	55,000	33,166
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		21834	39222	0.557	

Colfax Com Ind ECF 2024

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0	0	0	0	0	0	
1+ STORY	0	0	0	0	0	0	
1-1/2 STORY	0	0	0	0	0	0	
1-1/4 STORY	0	0	0	0	0	0	
1-3/4 STORY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
A-FRAME	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
DOUBLE WIDE	0	0	0	0	0	0	
LOG	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
RANCH	0	0	0	0	0	0	
SINGLE WIDE	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	
	0	0	0	0	0	0	

Total Single Family Costs by Manual : 0
 Total Mobile Home Costs by Manual : 6,951
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 5,344,465

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0	0	0	0	0	0	
1+ STORY	0	0	0	0	0	0	
1-1/2 STORY	0	0	0	0	0	0	
1-1/4 STORY	0	0	0	0	0	0	
1-3/4 STORY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
A-FRAME	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
DOUBLE WIDE	0	0	0	0	0	0	
LOG	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
RANCH	0	0	0	0	0	0	
SINGLE WIDE	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	
	0	0	0	0	0	0	

Total Single Family Sale Residual Values : 0
 Total Mobile Home Sale Residual Values : 5,716
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 4,670,297

<<<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
24	54	4.25	5.58	1.034
After Application of E.C.F.s		4.41	6.05	1.037

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
A-FRAME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
DOUBLE WIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
LOG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
SINGLE WIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	

River & Water (Com/Ind MH uses this too) ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
004-600-025-00	8684 E ANNE DR	09/08/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$16,706	\$28,294	\$29,300	0.966
004-610-096-00	N WATER WONDERLAND	04/26/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$30,302	\$2,698	\$9,987	0.270
004-002-100-08	9396 N 192ND AVE	03/18/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$86,741	\$38,259	\$76,767	0.498
004-002-400-08	9069 N STEVEN	09/05/23	\$363,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$363,000	\$105,167	\$257,833	\$262,501	0.982
004-003-200-11	9487 N 192ND AVE	12/30/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,962	\$107,038	\$128,232	0.835
WILL USE 0.85								\$434,122	\$506,786	0.857

Rural Residential ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
004-003-200-02	7777 E WASHINGTON RD	09/18/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$11,004	\$167,996	\$129,737	1.295
004-010-300-07	7226 E JEFFERSON RD	06/25/21	\$145,000	WD	31-SPLIT IMPROVED	\$145,000	\$51,762	\$93,238	\$102,827	0.907
004-016-300-06	6758 E MADISON RD	06/29/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$41,272	\$28,728	\$103,976	0.276
004-016-400-23	6812 E MADISON RD	08/26/22	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$13,328	\$152,172	\$73,935	2.058
004-020-100-05	6900 N 168TH AVE	02/24/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$25,835	\$212,165	\$116,439	1.822
004-027-400-06	5823 N 192ND AVE	12/19/22	\$14,747	WD	03-ARM'S LENGTH	\$14,747	\$4,718	\$10,029	\$64,904	0.155
004-029-100-06	6334 N 168TH AVE	10/14/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$29,176	\$27,824	\$33,696	0.826
004-029-100-08	6302 N 168TH AVE	10/14/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$27,430	\$10,570	\$60,375	0.175
004-029-200-02	6293 E MONROE RD	03/11/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$75,481	\$334,519	\$189,132	1.769
004-032-200-04	5237 N 176TH AVE	12/19/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,500	\$25,500	\$83,646	0.305
004-032-300-09	5918 E VAN BUREN RD	09/16/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$37,992	\$112,008	\$87,438	1.281
004-033-200-02	5494 N 180TH AVE	04/01/21	\$100,000	CD	03-ARM'S LENGTH	\$100,000	\$44,787	\$55,213	\$155,651	0.355
WILL USE 1.03								\$1,229,962	\$1,201,755	1.023

School Section & Tall Timber ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
004-016-300-14	6780 E MADISON RD	04/30/21	\$360,000	WD	31-SPLIT IMPROVED	\$360,000	\$176,612	\$183,388	\$128,461	1.428
004-100-011-00	7740 N 186TH AVE	10/28/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$9,396	\$148,604	\$91,315	1.627
004-200-008-00	7472 N KEATING DR	07/22/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$50,833	\$19,167	\$64,822	0.296
004-200-009-00	7464 N KEATING DR	10/02/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,898	\$101,102	\$85,689	1.180
004-750-021-00	7370 E LAKEVIEW ST	08/11/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$47,120	\$152,780	\$74,282	2.057
004-750-023-00	7384 E LAKEVIEW ST	10/08/21	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$63,661	\$104,239	\$66,089	1.577
004-750-024-00	7392 E LAKEVIEW ST	09/17/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$70,072	\$159,928	\$90,325	1.771
004-750-026-00	7525 186 TH	09/01/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$46,740	\$313,260	\$203,765	1.537
004-016-200-07	7612 N TALL TIMBERS DR	09/05/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$69,418	\$255,582	\$257,102	0.994
WILL USE 1.3								\$1,438,050	\$1,061,851	1.354