

**2023 RURAL RES AVERAGE
ECF STUDY**

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 Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
11-01-101-012	5151 S 34TH	03/10/22	\$225,000	CD	03-ARM'S LENGTH	\$225,000	\$103,100	45.82	\$253,204	\$61,968	\$163,032	\$215,599	0.756	2,024	\$80.55	RRAVE	20.2954	C	
11-01-280-010	5274 S 36TH	04/30/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,700	39.48	\$243,486	\$59,333	\$190,667	\$207,613	0.918	1,392	\$136.97	RRAVE	4.0762	C	
11-01-280-030	5360 S 36TH	06/10/20	\$303,650	WD	03-ARM'S LENGTH	\$303,650	\$125,800	41.43	\$317,651	\$59,725	\$243,925	\$290,785	0.839	2,472	\$98.68	RRAVE	12.0286	C	
11-02-251-011	5293 S 33RD	11/05/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$66,900	34.13	\$157,348	\$18,672	\$177,328	\$156,343	1.134	1,056	\$167.92	RRAVE	17.5089	C	
11-03-101-018	8242 E N	04/29/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$188,400	45.40	\$447,098	\$113,604	\$301,396	\$375,980	0.802	2,170	\$138.89	RRAVE	15.7509	BC	
11-03-351-042	6000 S 30TH	10/28/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$49,900	35.14	\$117,188	\$12,666	\$129,334	\$117,838	1.098	1,260	\$102.65	RRAVE	13.8424	C	
11-04-151-026	7171 E ON	08/23/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$112,200	43.83	\$277,560	\$106,793	\$149,207	\$192,522	0.775	1,352	\$110.36	RRAVE	18.4124	C	
11-04-176-018	7417 E ON	08/05/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,400	36.26	\$198,238	\$38,205	\$191,795	\$180,421	1.063	1,278	\$150.07	RRAVE	10.3907	C	
11-04-176-019	7437 E ON	08/31/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$90,300	40.13	\$214,396	\$36,430	\$188,570	\$200,638	0.940	1,475	\$127.84	RRAVE	1.9286	C	
11-04-326-050	5708 S 29TH	06/30/21	\$93,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$93,000	\$41,800	44.95	\$98,968	\$12,510	\$80,490	\$97,472	0.826	1,600	\$50.31	RRAVE	13.3365	D	
11-05-455-014	6605 E O	08/24/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$142,900	36.64	\$338,607	\$84,772	\$305,228	\$286,172	1.067	1,804	\$169.20	RRAVE	10.7450	C	
11-09-201-030	6227 S 29TH	01/15/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$62,400	41.63	\$126,964	\$29,216	\$120,684	\$110,201	1.095	1,320	\$91.43	RRAVE	13.5992	CD	
11-13-376-024	10425 E Q	04/15/20	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$139,400	41.49	\$368,387	\$86,057	\$249,943	\$318,298	0.785	2,836	\$88.13	RRAVE	17.3888	C	
11-19-103-160	8057 LAND O LAKES	10/29/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,900	36.48	\$184,199	\$23,040	\$206,960	\$181,690	1.139	1,260	\$164.25	RRAVE	17.9946	C	
11-19-103-182	8103 LAND O LAKES	05/11/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$110,200	37.36	\$240,569	\$36,755	\$258,245	\$229,779	1.124	1,632	\$158.24	RRAVE	16.4747	C	
11-24-126-021	10320 E Q	08/31/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$117,000	37.14	\$296,073	\$35,662	\$279,338	\$293,586	0.951	1,835	\$152.23	RRAVE	0.7669	C	
11-24-276-021	8274 S 36TH	09/04/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$58,000	36.25	\$143,171	\$43,162	\$116,838	\$112,750	1.036	1,290	\$90.57	RRAVE	7.7123	C	
11-24-440-020	8760 S 36TH	06/30/20	\$177,620	WD	03-ARM'S LENGTH	\$177,620	\$0	0.00	\$151,600	\$33,108	\$144,512	\$133,587	1.082	1,572	\$91.93	RRAVE	12.2642	CD	
11-25-376-052	10423 E S	06/18/21	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$44,000	15.44	\$322,690	\$33,215	\$251,685	\$326,353	0.771	1,815	\$138.67	RRAVE	18.7932	BC	
11-27-476-020	9969 S 32ND	07/30/21	\$251,799	WD	03-ARM'S LENGTH	\$251,799	\$105,200	41.78	\$242,491	\$16,848	\$234,951	\$254,389	0.924	2,456	\$95.66	RRAVE	3.5548	C	
11-29-351-050	9839 S 26TH	07/29/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$62,500	34.72	\$170,220	\$21,859	\$158,141	\$167,262	0.945	1,344	\$117.66	RRAVE	1.3666	C	
11-30-102-020	5095 E R	06/11/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$69,700	39.83	\$157,853	\$24,091	\$150,909	\$150,803	1.001	2,027	\$74.45	RRAVE	4.1568	CD	
11-30-301-170	9617 S SPRINKLE	07/16/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,500	41.15	\$113,498	\$19,494	\$110,506	\$105,980	1.043	1,148	\$96.26	RRAVE	8.3572	C	
11-30-376-027	5313 E S	09/11/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$53,600	33.52	\$135,828	\$28,042	\$131,858	\$121,517	1.085	1,034	\$127.52	RRAVE	12.5958	C	
11-31-103-090	5374 E S	07/16/20	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$85,400	44.25	\$192,387	\$23,972	\$169,028	\$189,870	0.890	1,744	\$96.92	RRAVE	6.8909	C	
11-33-177-011	10298 S 29TH	11/25/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$118,500	36.46	\$288,072	\$44,723	\$280,277	\$274,351	1.022	1,612	\$173.87	RRAVE	6.2464	C	
11-33-252-060	10375 S 29TH	07/31/20	\$217,420	WD	03-ARM'S LENGTH	\$217,420	\$75,100	34.54	\$207,532	\$25,962	\$191,458	\$204,701	0.935	1,296	\$147.73	RRAVE	2.3833	C	
11-35-101-022	9005 E S	11/16/21	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$103,700	46.61	\$231,331	\$30,335	\$192,165	\$226,602	0.848	1,474	\$130.37	RRAVE	11.1109	C	
11-35-301-020	10600 S 33RD	11/06/20	\$226,300	WD	03-ARM'S LENGTH	\$226,300	\$89,300	39.46	\$225,257	\$63,866	\$162,434	\$181,952	0.893	1,500	\$108.29	RRAVE	6.6405	C	
11-36-155-011	10303 S 34TH	05/27/21	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$269,700	42.81	\$584,589	\$183,808	\$446,192	\$451,839	0.988	1,688	\$264.33	RRAVE	2.8365	B	
Totals:			\$7,384,989			\$7,384,989	\$2,804,500		\$7,046,455		\$5,977,096	\$6,356,891			\$124.73		1.8883		
						Sale. Ratio =>		37.98			E.C.F. =>		0.940	Std. Deviation=>		0.12088377			
						Std. Dev. =>		9.16			Ave. E.C.F. =>		0.959	Ave. Variance=>		10.3150	Coefficient of Var=>		10.75442052