

## NW RES

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
41-23-04-100-024	6133 EGAN AVE SE	10/18/19	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$141,300	36.23	\$326,922	\$57,201	\$332,799
41-23-04-100-031	6177 EGAN AVE SE	12/13/19	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$125,500	36.91	\$281,871	\$47,546	\$292,454
41-23-04-251-001	6900 AUSTHOF WOODS SE	10/31/19	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$185,500	49.47	\$409,520	\$87,415	\$287,585
41-23-04-251-001	6900 AUSTHOF WOODS SE	10/31/19	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$185,500	49.47	\$409,520	\$87,415	\$287,585
41-23-04-251-008	AUSTHOF WOODS SE	07/10/19	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$208,500	60.43	\$452,548	\$72,895	\$272,105
41-23-04-276-007	6375 THORNAPPLE RIVER DR SE	11/25/20	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$222,700	44.99	\$465,272	\$73,403	\$421,597
41-23-04-300-002	6527 EGAN AVE SE	12/01/20	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$119,200	39.93	\$249,122	\$85,484	\$213,016
41-23-04-300-007	6681 EGAN AVE SE	03/19/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$121,000	49.39	\$255,716	\$40,535	\$204,465
41-23-04-300-008	6579 68TH ST SE	04/30/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,800	39.89	\$172,041	\$37,940	\$142,060
41-23-04-400-029	7100 RIVER VALLEY DR SE	03/18/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$172,800	42.15	\$392,501	\$80,073	\$329,927
41-23-04-400-044	6821 68TH ST SE	03/25/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,800	42.29	\$204,643	\$40,370	\$169,630
41-23-06-451-038	6675 BROADMOOR AVE SE	02/11/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$213,200	47.38	\$439,486	\$280,958	\$169,042
41-23-07-100-003	7010 PATTERSON AVE SE	06/14/19	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$112,300	41.98	\$255,410	\$51,680	\$215,820
41-23-07-300-020	7328 PATTERSON AVE SE	12/28/20	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$128,400	51.98	\$275,502	\$45,720	\$201,280
41-23-08-151-008	7163 BROADMOOR AVE SE	03/03/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$112,900	34.74	\$229,722	\$177,095	\$147,905
41-23-08-200-012	6919 CHERRY VALLEY AVE SE	10/11/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,600	50.67	\$174,732	\$39,542	\$125,458
41-23-08-200-015	6390 68TH ST SE	03/26/20	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$147,100	44.85	\$315,570	\$41,356	\$286,644
41-23-08-200-016	6330 68TH ST SE	01/15/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$144,500	27.52	\$348,852	\$102,712	\$422,288
41-23-08-200-024	6100 68TH ST SE	12/23/20	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$133,300	36.77	\$280,796	\$66,025	\$296,475
41-23-08-398-001	5935 76TH ST SE	12/02/19	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$87,200	54.84	\$199,787	\$46,408	\$112,592
41-23-08-428-002	7341 CHERRY VALLEY AVE SE	06/26/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$90,300	38.59	\$183,798	\$44,376	\$189,624
41-23-08-477-004	6265 76TH ST SE	02/19/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$138,900	44.10	\$318,308	\$47,175	\$267,825
41-23-09-100-029	6450 68TH ST SE	03/12/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$172,700	47.32	\$367,101	\$42,730	\$322,270
41-23-09-400-030	7025 76TH ST SE	08/15/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$87,400	31.78	\$231,877	\$46,551	\$228,449
41-23-09-400-082	7551 THORNAPPLE RIVER DR SE	10/18/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$121,400	45.81	\$270,337	\$49,831	\$215,169
41-23-09-400-083	7585 THORNAPPLE RIVER DR SE	10/23/19	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$108,100	42.56	\$258,211	\$40,999	\$213,001
41-23-09-400-083	7585 THORNAPPLE RIVER DR SE	12/20/19	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$108,100	41.42	\$258,211	\$40,999	\$220,001
41-23-16-126-004	6700 76TH ST SE	06/17/19	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$180,500	36.10	\$470,788	\$74,268	\$425,732
41-23-16-151-017	6575 JOURNEYS END SE	03/27/20	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$176,200	42.77	\$394,009	\$78,324	\$233,676
41-23-16-201-013	7715 THORNAPPLE RIVER DR SE	12/28/20	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$137,800	36.50	\$290,550	\$59,301	\$218,199
41-23-16-201-017	6968 PINES LN SE	11/13/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$243,700	45.13	\$510,188	\$53,070	\$386,930
41-23-16-477-001	8223 THORNAPPLE RIVER DR SE	10/21/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$79,500	55.99	\$168,985	\$38,540	\$103,460

41-23-17-300-011	5695 84TH ST SE	10/23/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$116,900	41.02	\$244,911	\$51,157	\$233,843	
41-23-17-300-017	8050 KRAFT AVE SE	12/03/19	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$119,100	31.76	\$295,473	\$86,097	\$188,903	
41-23-18-127-001	5104 76TH ST SE	05/29/19	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$201,300	48.51	\$420,839	\$223,389	\$191,611	
41-23-18-127-001	5104 76TH ST SE	09/25/19	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$201,300	48.27	\$420,839	\$223,389	\$193,611	
41-23-18-426-002	8029 KRAFT AVE SE	02/28/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,000	37.78	\$193,722	\$48,734	\$176,266	
41-23-18-426-009	8059 KRAFT AVE SE	05/15/20	\$541,000	WD	03-ARM'S LENGTH	\$541,000	\$264,700	48.93	\$537,041	\$60,761	\$480,239	
41-23-18-426-014	8007 KRAFT AVE SE	10/29/20	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$114,000	37.01	\$243,248	\$45,812	\$148,088	
41-23-18-476-006	8350 WINDING CREEK DR SE	07/08/19	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$137,200	41.70	\$308,495	\$48,539	\$280,461	
41-23-18-476-012	8310 WINDING CREEK DR SE	08/30/19	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$217,200	48.27	\$466,433	\$60,240	\$389,760	
<b>Totals:</b>			<b>\$13,778,000</b>			<b>\$13,778,000</b>	<b>\$5,906,400</b>		<b>\$12,992,897</b>		<b>\$10,237,845</b>	
								<b>Sale. Ratio =&gt;</b>	<b>42.87</b>			
								<b>Std. Dev. =&gt;</b>	<b>6.96</b>			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
\$233,525	1.425	1,559	\$213.47	401-2	16.3902	RANCH		\$41,950	No	/ /	
\$202,879	1.442	1,368	\$213.78	401-2	18.0310	RANCH		\$40,250	No	/ /	
\$278,879	1.031	1,845	\$155.87	401-2	22.9993	RANCH		\$60,350	No	/ /	
\$278,879	1.031	1,845	\$155.87	401-2	22.9993	RANCH		\$60,350	No	/ /	
\$341,722	0.796	2,940	\$92.55	401-2	46.4935	1 1/2 STORY		\$58,650			
\$325,473	1.295	1,930	\$218.44	401-2	3.4127	RANCH		\$41,000	No	/ /	
\$135,912	1.567	1,600	\$133.14	401-2	30.6098	2 STORY		\$81,000	No	/ /	
\$178,722	1.144	1,882	\$108.64	401-2	11.7170	RANCH		\$36,000	No	/ /	
\$116,105	1.224	992	\$143.21	401-2	3.7661	RANCH		\$35,000	No	/ /	
\$270,500	1.220	2,203	\$149.76	401-2	4.1520	1 1/2 STORY		\$54,000	No	/ /	
\$142,228	1.193	1,630	\$104.07	401-2	6.8546	1 1/4 STORY		\$36,950	No	/ /	
\$131,668	1.284	1,247	\$135.56	401-2	2.2641	RANCH		\$269,528	No	/ /	
\$176,390	1.224	1,516	\$142.36	401-2	3.7670	RANCH		\$40,000	No	/ /	
\$190,849	1.055	2,405	\$83.69	401-2	20.6555	1 3/4 STORY		\$42,300	No	/ /	
\$43,710	3.384	1,705	\$86.75	401-2	212.2558	RANCH		\$174,785	No	/ /	
\$117,048	1.072	1,063	\$118.02	401-2	18.9357	RANCH		\$35,350	No	/ /	
\$237,415	1.207	3,086	\$92.89	401-2	5.3856	BI-LEVEL		\$37,600	No	/ /	
\$204,435	2.066	1,560	\$270.70	401-2	80.4421	1 1/2 STORY		\$80,700	No	/ /	
\$178,381	1.662	1,636	\$181.22	401-2	40.0819	1 1/2 STORY		\$55,750	No	/ /	
\$132,796	0.848	1,200	\$93.83	401-2	41.3352	RANCH		\$38,150	No	/ /	
\$120,712	1.571	1,084	\$174.93	401-2	30.9672	RANCH		\$40,500	No	/ /	
\$234,747	1.141	2,964	\$90.36	401-2	12.0303	2 STORY		\$40,650	No	/ /	
\$269,411	1.196	1,985	\$162.35	401-2	6.5010	RANCH		\$39,350	No	/ /	
\$160,455	1.424	1,160	\$196.94	401-2	16.2543	RANCH		\$35,000	No	/ /	
\$190,914	1.127	1,924	\$111.83	401-2	13.4166	RANCH		\$37,200	No	/ /	
\$188,062	1.133	1,672	\$127.39	401-2	12.8603	RANCH		\$35,000	No	/ /	
\$188,062	1.170	1,672	\$131.58	401-2	9.1381	RANCH		\$35,000	No	/ /	
\$343,307	1.240	2,798	\$152.16	401-2	2.1121	TRI-LEVEL		\$44,900	No	/ /	
\$273,320	0.855	1,762	\$132.62	401-2	40.6258	RANCH		\$57,200	No	/ /	
\$192,067	1.136	1,680	\$129.88	401-2	12.5156	1 1/4 STORY		\$43,900	No	/ /	
\$379,666	1.019	2,444	\$158.32	401-2	24.2079	2 STORY		\$37,650	No	/ /	
\$108,343	0.955	1,196	\$86.51	401-2	30.6281	RANCH		\$33,250	No	/ /	

\$160,925	1.453	2,276	\$102.74	401-2	19.1904	RANCH	\$36,850	No	/ /
\$181,278	1.042	1,720	\$109.83	401-2	21.9148	1 3/4 STORY	\$67,500	No	/ /
\$170,952	1.121	2,244	\$85.39	401-2	14.0367	DATED FARMHOUSE	\$80,050	No	/ /
\$170,952	1.133	2,244	\$86.28	401-2	12.8668	DATED FARMHOUSE	\$80,050	No	/ /
\$125,531	1.404	1,404	\$125.55	401-2	14.2955	1 1/2 STORY	\$35,000	No	/ /
\$412,364	1.165	2,153	\$223.06	401-2	9.6610	RANCH	\$46,400	No	/ /
\$163,983	0.903	1,772	\$83.57	401-2	35.8144	1 1/4 STORY	\$40,550	No	/ /
\$225,070	1.246	1,528	\$183.55	401-2	1.5106	RANCH	\$43,850	No	/ /
\$351,682	1.108	2,030	\$192.00	401-2	15.2938	RANCH	\$46,150	No	/ /
<b>\$8,529,319</b>			<b>\$140.02</b>				<b>6.0899</b>		
<b>E.C.F. =&gt;</b>	<b>1.200</b>		<b>Std. Deviation=&gt;</b>	<b>0.414886</b>					
<b>Ave. E.C.F. =&gt;</b>	<b>1.261</b>		<b>Ave. Variance=&gt;</b>	<b>23.6193</b>	<b>Coefficient of Var=&gt;</b>		<b>18.72744246</b>		

Land Table	Property Class	Building Depr.
NW RESIDENTIAL	401	80
NW RESIDENTIAL	401	83
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	95
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	70
COMMERCIAL NORTH M-37	401	70
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	70
COMMERCIAL NORTH M-37	401	25
NW RESIDENTIAL	401	65
NW RESIDENTIAL	401	71
NW RESIDENTIAL	401	75
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	74
NW RESIDENTIAL	401	68
NW RESIDENTIAL	401	71
NW RESIDENTIAL	401	71
NW RESIDENTIAL	401	74
NW RESIDENTIAL	401	80
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	75
NW RESIDENTIAL	401	70

NW RESIDENTIAL	401	68
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	64
NW RESIDENTIAL	401	64
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	89
NW RESIDENTIAL	401	70
NW RESIDENTIAL	401	73
NW RESIDENTIAL	401	70

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