

SE 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
41-23-22-401-001	8826 ALASKA AVE SE	10/04/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$89,100	34.94	\$210,303	\$68,720	\$146,280
41-23-22-401-021	7707 JACKSON RIDGE CT SE	10/05/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$342,600	52.71	\$701,930	\$102,101	\$547,899
41-23-22-451-004	7630 BUTTERCUP VALLEY DR SE	02/05/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$179,900	38.28	\$387,571	\$77,990	\$392,010
41-23-23-101-001	8010 84TH ST SE	09/25/19	\$214,400	WD	03-ARM'S LENGTH	\$214,400	\$94,800	44.22	\$199,778	\$50,965	\$163,435
41-23-23-101-002	8050 84TH ST SE	11/09/19	\$270,900	WD	03-ARM'S LENGTH	\$270,900	\$108,800	40.16	\$239,636	\$49,844	\$221,056
41-23-23-126-014	8322 84TH ST SE	05/22/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,500	37.41	\$103,722	\$42,190	\$92,810
41-23-23-151-006	8275 WHITNEYWOOD CT SE	05/23/19	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$194,100	42.20	\$434,072	\$61,248	\$398,752
41-23-23-151-009	8169 WHITNEYWOOD CT SE	05/08/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$156,500	36.82	\$317,798	\$49,870	\$275,130
41-23-23-200-017	8708 WHITNEYVILLE AVE SE	07/25/19	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$210,000	40.00	\$463,692	\$173,018	\$351,982
41-23-23-200-039	8760 WHITNEYVILLE AVE SE	04/16/19	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$209,800	32.53	\$557,912	\$119,933	\$525,067
41-23-23-326-001	8825 WHITNEYVILLE AVE SE	07/23/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$165,600	49.43	\$347,009	\$74,508	\$260,492
41-23-24-100-043	8553 VINCENT AVE SE	06/24/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,400	46.96	\$241,188	\$59,260	\$190,740
41-23-25-227-003	9524 92ND ST SE	03/20/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,300	43.21	\$148,236	\$62,222	\$102,778
41-23-26-200-018	9380 WHITNEYVILLE AVE SE	01/31/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$74,400	35.01	\$160,179	\$46,132	\$116,368
41-23-26-300-006	96TH ST SE	06/10/20	\$426,100	WD	03-ARM'S LENGTH	\$426,100	\$152,200	35.72	\$309,583	\$192,925	\$133,175
41-23-26-300-014	8031 100TH ST SE	12/02/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$125,800	34.94	\$274,381	\$78,442	\$181,558
41-23-26-300-062	8188 96TH ST SE	06/10/20	\$426,100	WD	03-ARM'S LENGTH	\$426,100	\$152,200	35.72	\$309,583	\$192,925	\$133,175
41-23-26-400-004	9795 WHITNEYVILLE AVE SE	05/23/19	\$271,900	WD	03-ARM'S LENGTH	\$271,900	\$109,400	40.24	\$232,370	\$35,604	\$236,296
41-23-26-400-042	9979 WHITNEYVILLE AVE SE	01/22/20	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$112,200	64.48	\$237,253	\$51,005	\$122,995
41-23-27-426-048	9722 ALASKA AVE SE	09/20/19	\$453,000	WD	03-ARM'S LENGTH	\$453,000	\$167,100	36.89	\$439,620	\$68,832	\$384,168
41-23-34-100-038	VERNA FARM CT SE	10/23/20	\$404,900	WD	03-ARM'S LENGTH	\$404,900	\$167,800	41.44	\$363,682	\$50,417	\$354,483
41-23-34-100-052	7548 Verna Farm Ct SE	10/23/20	\$404,900	WD	03-ARM'S LENGTH	\$404,900	\$167,800	41.44	\$363,682	\$50,417	\$354,483
41-23-34-270-001	10346 ALASKA AVE SE	08/30/19	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$97,000	37.67	\$204,510	\$62,178	\$195,322
41-23-34-300-014	7555 108TH ST SE	12/18/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$139,200	42.83	\$293,175	\$84,880	\$240,120
41-23-34-400-009	10430 ALASKA AVE SE	11/13/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$124,000	36.47	\$265,373	\$67,528	\$225,472
41-23-35-102-022	8383 ARAPAHO TRL SE	10/25/19	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$140,400	42.55	\$296,368	\$75,588	\$254,412
41-23-35-351-016	10630 HEATHER GLEN DR SE	02/28/20	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$153,600	41.63	\$319,591	\$56,004	\$312,996
41-23-36-300-018	9067 RIVER RIDGE DR SE	06/01/20	\$269,500	WD	03-ARM'S LENGTH	\$269,500	\$155,200	57.59	\$317,981	\$77,664	\$191,836
41-23-36-400-007	9215 108TH ST SE	07/07/20	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$129,500	37.76	\$263,677	\$95,291	\$147,709
Totals:			\$10,167,700			\$10,167,700	\$4,158,200		\$9,003,855		\$7,252,999
								Sale. Ratio =>	40.90		
								Std. Dev. =>	7.13		

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	Land Table	Property Class
\$141,867	1.031	1,504	\$97.26	401-4	8.0287	1 1/4 STORY		\$56,000	No	/ /		SE RESIDENTIAL	401
\$555,397	0.986	2,916	\$187.89	401-4	12.4896	2 STORY		\$80,000	No	/ /		SE RESIDENTIAL	401
\$286,649	1.368	2,260	\$173.46	401-4	25.6166	RANCH		\$65,850	No	/ /		SE RESIDENTIAL	401
\$149,111	1.096	1,155	\$141.50	401-4	1.5334	RANCH		\$41,900	No	/ /		SE RESIDENTIAL	401
\$190,172	1.162	1,950	\$113.36	401-4	5.1003	RANCH		\$41,650	No	/ /		SE RESIDENTIAL	401
\$61,655	1.505	1,420	\$65.36	401-4	39.3909	RANCH		\$39,550	No	/ /		SE RESIDENTIAL	401
\$373,571	1.067	1,776	\$224.52	401-4	4.3989	RANCH		\$45,000	No	/ /		SE RESIDENTIAL	401
\$268,465	1.025	1,738	\$158.30	401-4	8.6568	RANCH		\$45,000	No	/ /		SE RESIDENTIAL	401
\$291,257	1.208	1,757	\$200.33	401-4	9.7100	1 1/4 STORY		\$131,000	No	/ /		SE RESIDENTIAL	401
\$438,857	1.196	3,245	\$161.81	401-4	8.5048	1 1/2 STORY		\$96,500	No	/ /		SE RESIDENTIAL	401
\$273,047	0.954	1,920	\$135.67	401-4	15.7376	RANCH		\$58,550	No	/ /		SE RESIDENTIAL	401
\$182,293	1.046	1,918	\$99.45	401-4	6.5055	RANCH		\$42,700	No	/ /		SE RESIDENTIAL	401
\$86,186	1.193	1,094	\$93.95	401-4	8.1114	1 3/4 STORY		\$54,100	No	/ /		SE RESIDENTIAL	401
\$114,276	1.018	932	\$124.86	401-4	9.3085	RANCH		\$41,000	No	/ /		SE RESIDENTIAL	401
\$116,892	1.139	1,630	\$81.70	401-4	2.7907	1 1/2 STORY		\$181,000				SE RESIDENTIAL	401
\$181,425	1.001	1,562	\$116.23	401-4	11.0662	1 1/4 STORY		\$56,250	No	/ /		SE RESIDENTIAL	401
\$116,892	1.139	1,630	\$81.70	401-4	2.7907	1 1/2 STORY		\$181,000	No	/ /		SE RESIDENTIAL	401
\$197,160	1.198	1,506	\$156.90	401-4	8.7102	RANCH		\$31,680	No	/ /		SE RESIDENTIAL	401
\$186,621	0.659	1,448	\$84.94	401-4	45.2333	RANCH		\$39,600	No	/ /		SE RESIDENTIAL	401
\$371,531	1.034	1,676	\$229.22	401-4	7.7382	RANCH		\$52,500	No	/ /		SE RESIDENTIAL	401
\$290,060	1.222	2,429	\$145.94	401-4	11.0706	2 STORY		\$44,900				SE RESIDENTIAL	401
\$290,060	1.222	2,429	\$145.94	401-4	11.0706	2 STORY		\$44,900	No	/ /		SE RESIDENTIAL	401
\$142,617	1.370	1,560	\$125.21	401-4	25.8159	1 1/2 STORY		\$41,400	No	/ /		SE RESIDENTIAL	401
\$208,712	1.150	1,456	\$164.92	401-4	3.9088	RANCH		\$55,850	No	/ /		SE RESIDENTIAL	401
\$183,190	1.231	1,470	\$153.38	401-4	11.9416	RANCH		\$41,000	No	/ /		SE RESIDENTIAL	401
\$221,222	1.150	1,444	\$176.19	401-4	3.8633	RANCH		\$55,100	No	/ /		SE RESIDENTIAL	401
\$264,115	1.185	1,619	\$193.33	401-4	7.3679	RANCH		\$41,000	No	/ /		SE RESIDENTIAL	401
\$240,799	0.797	1,602	\$119.75	401-4	31.4729	RANCH		\$62,500	No	/ /		SE RESIDENTIAL	401
\$168,723	0.875	1,638	\$90.18	401-4	23.5945	RANCH		\$82,500	No	/ /		SE RESIDENTIAL	401
\$6,592,824			\$139.42		1.1260								
E.C.F. =>	1.100		Std. Deviation=>	0.17077									
Ave. E.C.F. =>	1.111		Ave. Variance=>	12.8113	Coefficient of Var=>	11.52723958							

Building Depr.

70

98

79

70

70

50

93

90

70

71

69

73

65

65

70

70

70

70

70

89

82

82

71

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74

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91

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