

1.116

Neighborhoods Used: 121.MB DESC OLD HOMES (PRIOR TO 1950) 100 AGRICULTURAL

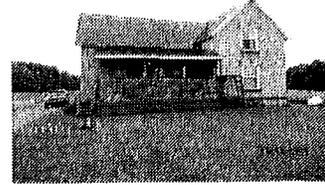
6309 E 136TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-29-400-025	04/19/2024 121	401	250,000	38,834	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	71	209,916	168,723	1.244
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1250	1005	1.244		



11524 S CYPRESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-15-100-012	02/26/2024 121	401	205,000	56,992	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66	148,008	138,906	1.066



13304 S CYPRESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-27-300-019	10/04/2023 121	401	230,000	22,313	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	61	207,687	164,977	1.259



6640 E 120TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-21-100-002	07/26/2023 121	101	335,000	166,875	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68	162,479	179,715	0.904
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5646	6245	0.904		



1.470

Neighborhoods Used: 110 SINGLE WIDE MOBILE HOME

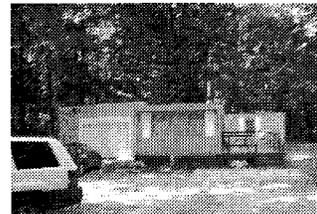
10244 S BEECH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-01-300-026	09/13/2024 110	401	135,000	40,002
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	47	94,998	60,423
				E.C.F. 1.572



14365 S WOODED ACRES

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-31-400-020	10/20/2023 110	401	***, ***	31,864
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	43	51,136	33,351
				E.C.F. 1.533



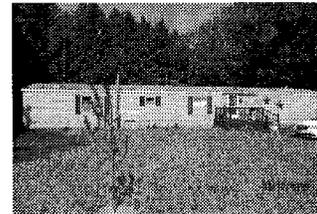
11833 S SAVANNAH CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-13-400-010	09/06/2023 110	401	94,000	51,274
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	51	42,161	54,895
Agricultural Buildings:			ResidualValue 565	CostByManual 736
				E.C.F. 0.768



11005 S ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-08-400-014	05/31/2023 110	401	150,000	26,053
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	61	123,947	63,684
				E.C.F. 1.946

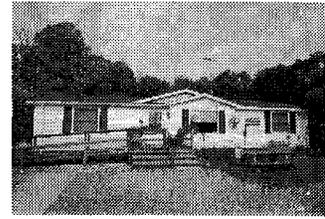


1.7 21

Neighborhoods Used: 111 - ME DOUBLE WIDE MOBILE HOME, 110 - SINGLE WIDE MOBILE HOME

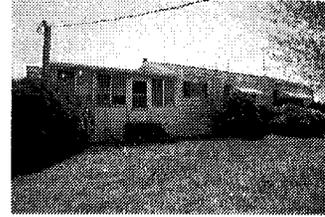
11311 S WARRENS WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-17-100-020	10/03/2024 111	401	269,900	39,485
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	61	137,053	72,367
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	93362	49297	1.894	



10244 S BEECH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-01-300-026	09/13/2024 110	401	135,000	40,002
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	47	94,998	60,423
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.572



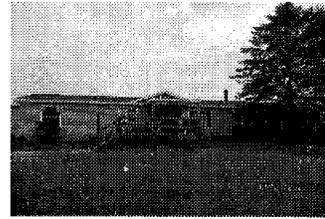
8254 E 104TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-11-100-004	06/12/2024 111	401	437,000	153,533
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	259,266	136,349
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	24201	12727	1.901	



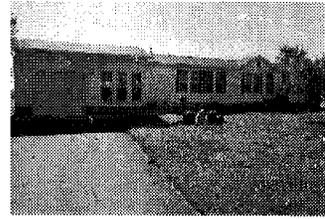
5405 E 120TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-18-400-012	04/04/2024 111	401	215,000	33,233
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	55	181,767	87,760
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				2.071



10080 S BEECH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-01-300-019	03/25/2024 111	001	229,500	26,116
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	61	203,384	113,010
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	0	0	1.800	



14365 S WOODED ACRES

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-31-400-020	10/20/2023 110	401	***,***	31,864
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	43	51,136	33,351
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.533



11833 S SAVANNAH CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-13-400-010	09/06/2023 110	401	94,000	51,274
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	51	42,161	54,895
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	565	736	0.768	



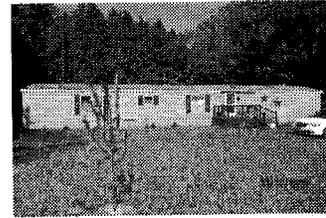
11041 S ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-08-400-019	06/16/2023 111	401	200,000	52,653
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	53	147,347	75,140
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.961



Neighborhoods Used: 111 - MB DOUBLE WIDE MOBILE HOME, 110 - SINGLE WIDE MOBILE HOME

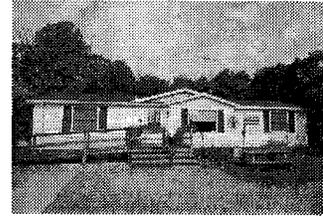
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-08-400-014	05/31/2023 110	401	150,000	26,053	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE	61	123,947	63,684	1.946



Neighborhoods Used: 111.MB DOUBLE WIDE MOBILE HOME

11311 S WARRENS WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-17-100-020	10/03/2024 111	401	269,900	39,485
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	61	137,053	72,367
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	93362	49297	1.894	



8254 E 104TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-11-100-004	06/12/2024 111	401	437,000	153,533
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	259,266	136,349
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	24201	12727	1.901	



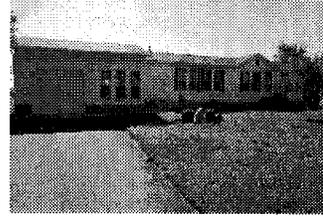
5405 E 120TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-18-400-012	04/04/2024 111	401	215,000	33,233
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	55	181,767	87,760
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				2.071



10080 S BEECH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-01-300-019	03/25/2024 111	001	229,500	26,116
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	61	203,384	113,010
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	0	0	1.800	



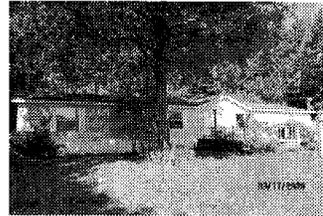
11847 S NEWCOSTA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-13-400-017	09/11/2023 111	401	75,000	41,429
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	97	33,571	29,786
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.127



11041 S ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-08-400-019	06/16/2023 111	401	200,000	52,653
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	53	147,347	75,140
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.961



6735 E 136TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-28-300-009	04/21/2023 111	401	210,000	25,260
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE	47	184,740	71,807
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				2.573



1132

Neighborhoods Used: 120.MB DESC NEWER HOMES

5389 E 112TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-07-400-017	03/14/2025 120	401	250,000	44,485
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	204,735	143,593
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	780	547	1.426	



13873 S CYPRESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-33-200-005	02/28/2025 120	401	275,000	22,153
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	230,144	181,902
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22703	17944	1.265	



6738 E 112TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-16-100-023	02/20/2025 120	401	300,000	52,939
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	229,844	194,817
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	17217	14593	1.180	



!!MULTI-PARCEL SALE!!

8951 E 136TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-25-300-006	02/07/2025 120	401	180,000	27,134
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	152,866	142,045



12566 S HEMLOCK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-20-400-031	01/13/2025 120	401	330,000	63,357
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	260,678	248,720
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	5965	5691	1.048	



6254 E 136TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-32-200-028	10/15/2024 120	401	569,900	78,169
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	434,936	341,561
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	56795	44602	1.273	



10369 S DOGWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-04-300-019	09/03/2024 120	401	265,000	79,032
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	90	162,280	159,740
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23688	23317	1.016	



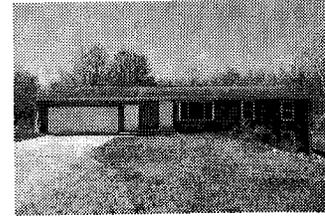
14277 S JUNIPER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-31-300-035	08/28/2024 120	401	250,900	25,086
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	225,814	183,090



Neighborhoods Used: 120.MB DESC NEWER HOMES

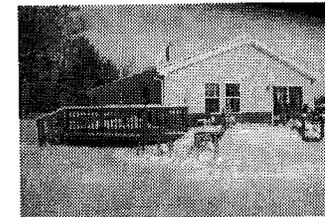
6794 E 112TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-16-100-027 06/20/2024 120 401 285,000 27,903
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 257,097 214,217 1.200



8703 E 128TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-23-400-042 05/29/2024 120 401 230,000 25,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 71 205,000 214,502 0.956



7161 E 22 MILE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-33-400-034 05/21/2024 120 401 232,000 40,391
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 76 191,609 179,654 1.067



12360 S COTTONWOOD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-23-100-011 04/09/2024 120 401 327,500 25,465
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 288,291 206,662 1.395
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13744 9852 1.395



14213 S JUNIPER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-31-300-033 01/12/2024 120 401 240,000 25,046
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 214,954 202,528 1.061



12834 S ELM AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-28-100-011 10/02/2023 120 401 361,000 72,211
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 71 218,658 162,060 1.349
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 70131 51978 1.349



9100 E 128TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-25-100-011 08/21/2023 120 401 250,000 43,849
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 72 196,446 169,317 1.160
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9705 8364 1.160



5598 E 136TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-31-200-006 08/17/2023 120 401 480,000 192,429
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 94 286,187 281,091 1.018
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1384 1359 1.018



!!MULTI-PARCEL SALE!!

Neighborhoods Used: 120.MB DESC NEWER HOMES

7422 E 22 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-34-300-028	07/21/2023 120	401	187,500	28,918
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	76	158,582	111,841
				E.C.F. 1.418



14018 S LOCUST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-32-300-001	06/23/2023 120	401	241,000	25,061
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	214,283	186,865
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1656	1444	1.147	



6710 E 104TH ST

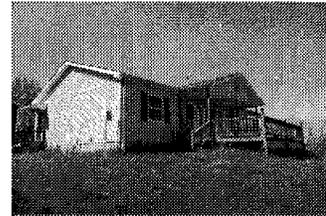
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-09-100-015	05/26/2023 120	401	470,000	73,216
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	92	318,821	330,646
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	77963	80855	0.964	



!!MULTI-PARCEL SALE!!

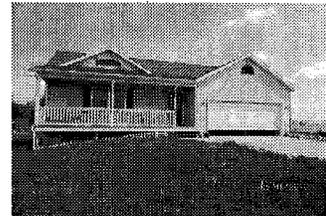
11332 S ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-16-100-020	05/24/2023 120	401	235,000	32,268
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	187,154	210,197
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	15578	17496	0.890	



8851 E EDGE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-01-300-021	05/12/2023 120	401	275,000	26,818
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	248,182	190,896
				E.C.F. 1.300



9024 E 96TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-01-100-026	05/05/2023 120	401	428,000	137,069
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	LOG	71	275,404	302,629
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	15527	17062	0.910	



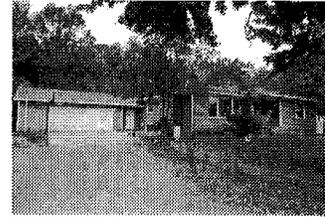
!!MULTI-PARCEL SALE!!

Neighborhoods Used: 120.MB DESC NEWER HOMES

5389 E 112TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-07-400-017 03/14/2025 120 401 250,000 44,485
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 76 204,735 143,593 1.426
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 780 547 1.426



13873 S CYPRESS AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-33-200-005 02/28/2025 120 401 275,000 22,153
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 71 230,144 181,902 1.265
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 22703 17944 1.265



6738 E 112TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-16-100-023 02/20/2025 120 401 300,000 52,939
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 83 229,844 194,817 1.180
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 17217 14593 1.180



!!MULTI-PARCEL SALE!!

8951 E 136TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-25-300-006 02/07/2025 120 401 180,000 27,134
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 152,866 142,045 1.076



12566 S HEMLOCK AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-20-400-031 01/13/2025 120 401 330,000 63,357
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 71 260,678 248,720 1.048
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5965 5691 1.048



6254 E 136TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-32-200-028 10/15/2024 120 401 569,900 78,169
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 434,936 341,561 1.273
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 56795 44602 1.273



10369 S DOGWOOD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-04-300-019 09/03/2024 120 401 265,000 79,032
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 90 162,280 159,740 1.016
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 23688 23317 1.016



14277 S JUNIPER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 24-31-300-035 08/28/2024 120 401 250,900 25,086
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 225,814 183,090 1.233



07:09 PM

Neighborhoods Used: 120.MB DESC NEWER HOMES

6794 E 112TH ST		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		06/20/2024	120	285,000	27,903
24-16-100-027					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84	257,097	214,217	1.200



5773 E 136TH ST		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		06/10/2024	120	370,000	52,200
24-29-300-008					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	317,800	193,636	1.641



Outlier

8703 E 128TH ST		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		05/29/2024	120	230,000	25,000
24-23-400-042					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71	205,000	214,502	0.956



7161 E 22 MILE RD		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		05/21/2024	120	232,000	40,391
24-33-400-034					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76	191,609	179,654	1.067



12360 S COTTONWOOD AVE		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		04/09/2024	120	327,500	25,465
24-23-100-011					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	288,291	206,662	1.395
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		13744	9852	1.395	



5311 E 128TH ST		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		04/02/2024	120	50,000	25,077
24-19-400-012					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	29	24,923	56,202	0.443



*Outlier
New Home*

14213 S JUNIPER AVE		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		01/12/2024	120	240,000	25,046
24-31-300-033					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	214,954	202,528	1.061



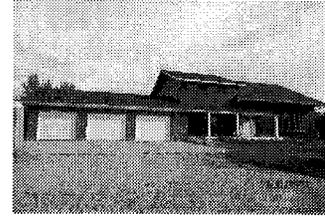
12834 S ELM AVE		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		10/02/2023	120	361,000	72,211
24-28-100-011					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71	218,658	162,060	1.349
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		70131	51978	1.349	



Neighborhoods Used: 120.MB DESC NEWER HOMES

9217 E 128TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-24-400-008	08/22/2023 120	401	460,000	74,441
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	59	384,965	247,965
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	594	382	1.553	



cutlier

9100 E 128TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-25-100-011	08/21/2023 120	401	250,000	43,849
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	72	196,446	169,317
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9705	8364	1.160	



5598 E 136TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-31-200-006	08/17/2023 120	401	480,000	192,429
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	94	286,187	281,091
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1384	1359	1.018	



!!MULTI-PARCEL SALE!!

7422 E 22 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-34-300-028	07/21/2023 120	401	187,500	28,918
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	76	158,582	111,841



14018 S LOCUST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-32-300-001	06/23/2023 120	401	241,000	25,061
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	214,283	186,865
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1656	1444	1.147	



6710 E 104TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-09-100-015	05/26/2023 120	401	470,000	73,216
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	92	318,821	330,646
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	77963	80855	0.964	



!!MULTI-PARCEL SALE!!

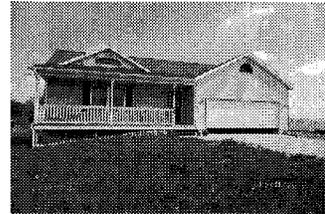
11332 S ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-16-100-020	05/24/2023 120	401	235,000	32,268
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	187,154	210,197
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	15578	17496	0.890	



8851 E EDGE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-01-300-021	05/12/2023 120	401	275,000	26,818
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	248,182	190,896



Neighborhoods Used: 120.MB DESC NEWER HOMES

9024 E 96TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
24-01-100-026	05/05/2023 120	401	428,000	137,069		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	LOG	71	275,404	302,629	0.910	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	15527	17062	0.910			

!!MULTI-PARCEL SALE!!



1.226

Neighborhoods Used: 121 MB DESC OLD HOMES (PRIOR TO 1950)

6309 E 136TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-29-400-025	04/19/2024 121	401	250,000	29,697	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	71	218,999	168,723	1.298
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1304	1005	1.298		



11524 S CYPRESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-15-100-012	02/26/2024 121	401	205,000	52,668	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66	152,332	138,906	1.097



13304 S CYPRESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-27-300-019	10/04/2023 121	401	230,000	21,875	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	61	208,125	164,977	1.262



Neighborhoods Used: 121.MB DESC OLD HOMES (PRIOR TO 1950)

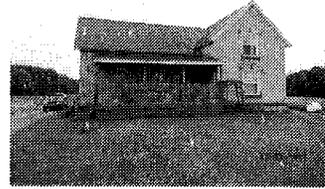
6309 E 136TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-29-400-025	04/19/2024 121	401	250,000	29,697	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	71	218,999	168,723	1.298
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1304	1005	1.298		



11524 S CYPRESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-15-100-012	02/26/2024 121	401	205,000	52,668	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66	152,332	138,906	1.097



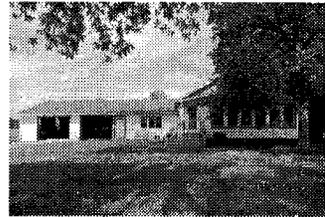
13304 S CYPRESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-27-300-019	10/04/2023 121	401	230,000	21,875	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	61	208,125	164,977	1.262



6640 E 120TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-21-100-002	07/26/2023 121	101	335,000	166,375	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68	162,962	179,715	0.907
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5663	6245	0.907		



*outlier
ag*

No Sales

1.132

Neighborhoods Used (122) - ENSLEY CT, 120 - MB DESC NEWER HOMES

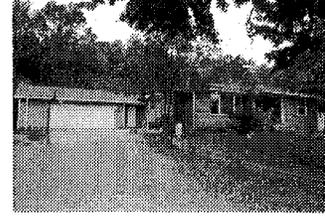
5389 E 112TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-07-400-017	03/14/2025 120	401	250,000	44,485
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	204,735	143,593
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	780	547	1.426	



13873 S CYPRESS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-33-200-005	02/28/2025 120	401	275,000	22,153
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	230,144	181,902
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22703	17944	1.265	



6738 E 112TH ST

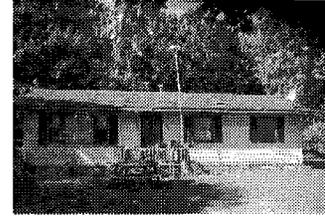
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-16-100-023	02/20/2025 120	401	300,000	52,939
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	229,844	194,817
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	17217	14593	1.180	



!!MULTI-PARCEL SALE!!

8951 E 136TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-25-300-006	02/07/2025 120	401	180,000	27,134
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	152,866	142,045
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	



12566 S HEMLOCK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-20-400-031	01/13/2025 120	401	330,000	63,357
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	260,678	248,720
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	5965	5691	1.048	



6254 E 136TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-32-200-028	10/15/2024 120	401	569,900	78,169
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	434,936	341,561
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	56795	44602	1.273	



10369 S DOGWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-04-300-019	09/03/2024 120	401	265,000	79,032
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	90	162,280	159,740
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23688	23317	1.016	



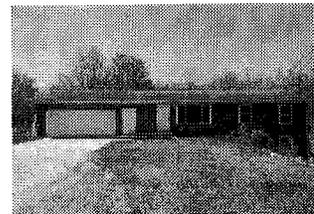
14277 S JUNIPER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
24-31-300-035	08/28/2024 120	401	250,900	25,086
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	225,814	183,090
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	



Neighborhoods Used: 122 - ENSLEY CT, 120 - MB DESC NEWER HOMES

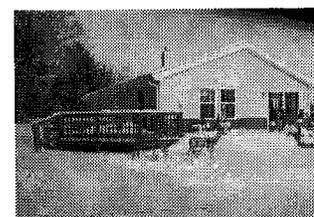
6794 E 112TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-16-100-027 06/20/2024 120 401 285,000 27,903
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 84 257,097 214,217 1.200



8703 E 128TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-23-400-042 05/29/2024 120 401 230,000 25,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 71 205,000 214,502 0.956



7161 E 22 MILE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-33-400-034 05/21/2024 120 401 232,000 40,391
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 191,609 179,654 1.067



12360 S COTTONWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-23-100-011 04/09/2024 120 401 327,500 25,465
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 288,291 206,662 1.395
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13744 9852 1.395



14213 S JUNIPER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-31-300-033 01/12/2024 120 401 240,000 25,046
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 214,954 202,528 1.061



12834 S ELM AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-28-100-011 10/02/2023 120 401 361,000 72,211
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 71 218,658 162,060 1.349
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 70131 51978 1.349



9100 E 128TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-25-100-011 08/21/2023 120 401 250,000 43,849
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 196,446 169,317 1.160
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9705 8364 1.160



5598 E 136TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-31-200-006 08/17/2023 120 401 480,000 192,429
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 94 286,187 281,091 1.018
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1384 1359 1.018



!!MULTI-PARCEL SALE!!

Neighborhoods Used: 122 - ENSLEY CT, 120 - MB DESC NEWER HOMES

7422 E 22 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-34-300-028	07/21/2023 120	401	187,500	28,918	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76	158,582	111,841	1.418



14018 S LOCUST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-32-300-001	06/23/2023 120	401	241,000	25,061	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	71	214,283	186,865	1.147
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1656	1444	1.147		



6710 E 104TH ST

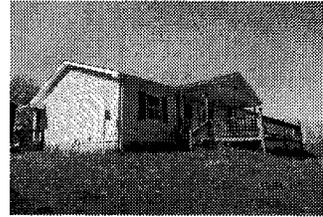
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-09-100-015	05/26/2023 120	401	470,000	73,216	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	92	318,821	330,646	0.964
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	77963	80855	0.964		



!!MULTI-PARCEL SALE!!

11332 S ELM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-16-100-020	05/24/2023 120	401	235,000	32,268	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	187,154	210,197	0.890
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	15578	17496	0.890		



8851 E EDGE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-01-300-021	05/12/2023 120	401	275,000	26,818	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	248,182	190,896	1.300



9024 E 96TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-01-100-026	05/05/2023 120	401	428,000	137,069	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	LOG	71	275,404	302,629	0.910
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	15527	17062	0.910		



!!MULTI-PARCEL SALE!!

vacant - NO ECP

See attached

2026 Commercial and
Industrial ECF

Parcel	Address	Sale Date	Terms of Sale	ECF	AREA	CLASS	COMMENTS
02-28-450-040	10687 N BINGHAM AVE	11/8/2024	03-ARM'S LENGTH	0.751	LILLEY N	201	
04-03-400-018	13629 N COTTONWOOD AVE	7/26/2024	03-ARM'S LENGTH	0.705	BARTON N	201	
05-04-300-013	7999 W 11 MILE RD	5/9/2023	03-ARM'S LENGTH	0.710	BEAVER N	201	
06-13-300-025	7263 N WOODBRIDGE DR	5/17/2024	03-ARM'S LENGTH	0.864	MERRILL N	201	
09-30-359-006	38 N DIVISION ST	11/1/2023	03-ARM'S LENGTH	0.709	DENVER N	201	
09-30-360-001	89 N COOK ST	8/15/2023	03-ARM'S LENGTH	1.022	DENVER N	201	
09-31-100-023	85 E OJ MORSE DR	10/31/2023	03-ARM'S LENGTH	0.588	DENVER N	201	
15-29-300-019	3871 S EVERGREEN DR	11/8/2024	03-ARM'S LENGTH	0.808	EVERETT N	201	
17-01-300-019	5472 S WARNER AVE	8/29/2024	03-ARM'S LENGTH	0.829	CITY OF FREMONT SV	201	
17-02-203-012	18 W MAIN ST	10/4/2024	03-ARM'S LENGTH	0.715	CITY OF FREMONT SV	201	
17-02-203-017	6 W MAIN ST	12/17/2024	03-ARM'S LENGTH	0.742	CITY OF FREMONT SV	201	
17-02-209-001	224 S WEAVER AVE	1/31/2025	03-ARM'S LENGTH	0.761	CITY OF FREMONT SV	201	
17-02-400-005	911 S STEWART AVE	6/26/2023	03-ARM'S LENGTH	0.716	CITY OF FREMONT SV	201	
17-03-100-028	1454 W MAIN ST	6/9/2023	03-ARM'S LENGTH	0.746	COM STRIP	201	
17-11-200-009	5973 S WARNER AVE	7/14/2023	03-ARM'S LENGTH	0.768	SHERIDAN SW	201	
18-25-200-020	8187 S MASON DR	2/26/2025	03-ARM'S LENGTH	0.811	CITY OF NEWAYGO	201	
18-25-276-022	8235 S MASON DR	1/7/2025	19-MULTI PARCEL ARM'S LENGTH	0.775	CITY OF NEWAYGO	201	18-25-276-026
18-25-400-073	8763 S MASON DR	8/2/2023	03-ARM'S LENGTH	0.658	GARFIELD SW	201	
18-36-200-045		10/27/2023	03-ARM'S LENGTH	0.841	GARFIELD SW	201	
19-30-160-029	8428 S MASON DR	1/16/2024	03-ARM'S LENGTH	0.752	CITY OF NEWAYGO	201	
19-31-300-041	9530 S MASON DR	8/30/2024	03-ARM'S LENGTH	0.856	BIG PRAIRIE N	201	
22-24-300-017	12535 S MASON DR	10/1/2024	03-ARM'S LENGTH	0.806	ASHLAND SE	201	
22-36-127-003	13653 S MASON DR	7/9/2024	03-ARM'S LENGTH	0.798	ASHLAND SE	201	
23-06-100-014	9706 S MASON DR	4/11/2024	19-MULTI PARCEL ARM'S LENGTH	0.730	GRANT SE	201	23-06-100-020
				0.782	Used for 2026		
Outliers:							
Parcel	Address	Sale Date	Terms of Sale	ECF	AREA	CLASS	COMMENTS
20-27-300-022	7295 E 88TH	7/7/2023	03-ARM'S LENGTH	1.371	CROTON SE	201	
23-28-400-009	13475 S SPRUCE AVE	4/18/2024	19-MULTI PARCEL ARM'S LENGTH	0.554	GRANT SE	201	23-27-300-008
06-12-302-003	8251 N WOODBRIDGE	10/6/2023	19-MULTI PARCEL ARM'S LENGTH	0.444	MERRILL N	201	06-12-302-002
20-20-200-028	7291 S ELM AVE	6/23/2023	03-ARM'S LENGTH	0.199	CROTON SE	201	

Ensley Township only has fifteen commercial improved parcels and no vacant parcels. I used commercial and industrial parcels from other Units in the County for the study. No location adjustment was used as I only used sales from a similar market. For the **Commercial ECF**, I used **0.782**. For the **Industrial ECF**, I also used **0.782**. Ensley Township has 4 Industrial improved parcels and 1 vacant parcel. Out of the 4 improved parcels, the improvements are all land improvements except one small shed on a power supply parcel and one building on the mining parcel. Information is deemed reliable but not guaranteed. Some sales are confidential. Please see the Assessor in the unit listed for the detailed information.

Neighborhoods Used: 20BL+.BAPTIST LAKE A B BC

8880 E OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-24-125-030	03/17/2025 20BL+	401	***,***	471,452	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	90	1,463,548	1,153,767	1.268



1279

Neighborhoods Used: 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+
BAPTIST LAKE A B BC

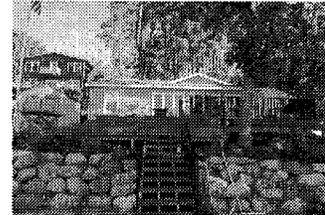
8880 E OAK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-24-125-030 03/17/2025 20BL+ 401 ***,*** 471,452
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 90 1,463,548 1,153,767 1.268



8900 E OAK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-24-125-013 01/02/2025 20BLF 401 550,000 280,109
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 269,891 244,212 1.105



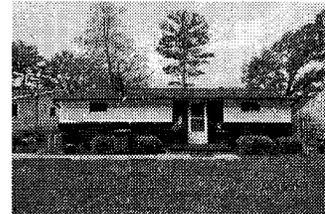
8918 E 128TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-24-360-006 09/28/2023 20ELF 401 360,000 164,922
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 182,688 146,925 1.243
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 12390 9965 1.243



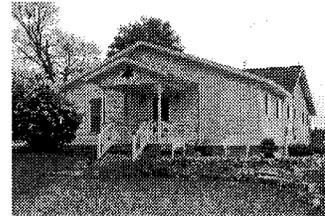
12916 S LAKE BREEZE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-26-240-004 09/22/2023 20ELF 401 380,000 206,953
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 68 173,047 167,566 1.033



8754 E OAK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-23-240-003 08/16/2023 20BLF 401 450,000 250,377
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 199,623 133,407 1.496



12320 S TAMARACK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-23-280-008 06/20/2023 20BLF 401 525,000 300,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 66 225,000 142,554 1.578



8907 E 124TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-24-176-032 04/17/2023 20BLF 401 400,000 182,597
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 84 214,417 152,983 1.402
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2986 2131 1.402



1.274

Neighborhoods Used: 20ELF - ENGLEWRIGHT LAK, 20BLF - BAPTIST LAKE FR, 20EL+ - ENGLEWRIGHT A B BC, 20BL+ - BAPTIST LAKE A B BC

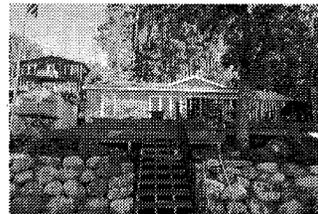
8880 E OAK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-24-125-030 03/17/2025 20BL+ 401 ***,**
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 90 1,463,548 1,153,767 1.268



8900 E OAK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-24-125-013 01/02/2025 20BLF 401 550,000 280,109
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 269,891 244,212 1.105



8918 E 128TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-24-360-006 09/28/2023 20ELF 401 360,000 164,922
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 182,688 146,925 1.243
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 12390 9965 1.243



12916 S LAKE BREEZE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-26-240-004 09/22/2023 20ELF 401 380,000 206,953
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 68 173,047 167,566 1.033



8754 E OAK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-23-240-003 08/16/2023 20BLF 401 450,000 250,377
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 199,623 133,407 1.496



12320 S TAMARACK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-23-280-008 06/20/2023 20BLF 401 525,000 300,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 66 225,000 142,554 1.578



8907 E 124TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-24-176-032 04/17/2023 20BLF 401 400,000 182,597
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 84 214,417 152,983 1.402
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2986 2131 1.402

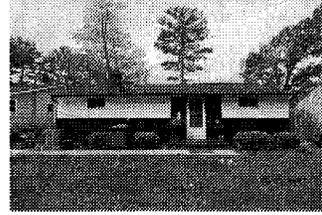


Neighborhoods Used: 20BLF.BAPTIST LAKE FR

8900 E OAK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-24-125-013 01/02/2025 20BLF 401 550,000 280,109
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 269,891 244,212 1.105



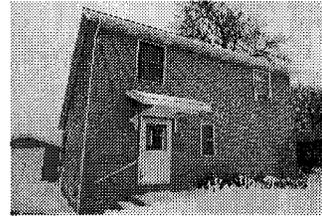
8754 E OAK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-23-240-003 08/16/2023 20BLF 401 450,000 250,377
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 199,623 133,407 1.496



12320 S TAMARACK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-23-280-008 06/20/2023 20BLF 401 525,000 300,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 66 225,000 142,554 1.578



8907 E 124TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
24-24-176-032 04/17/2023 20BLF 401 400,000 182,597
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 84 214,417 152,983 1.402
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2986 2131 1.402



no sales

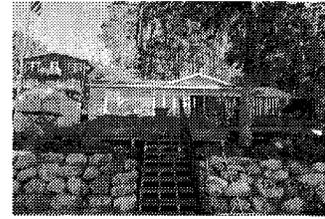
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1.131

Neighborhoods Used: 20ELF - ENGLEWRIGHT LAK, 20EL+ - ENGLEWRIGHT A B BC

8918 E 128TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-24-360-006	09/28/2023 20ELF	401	360,000	164,922	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78	182,688	146,925	1.243
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	12390	9965	1.243		



12916 S LAKE BREEZE

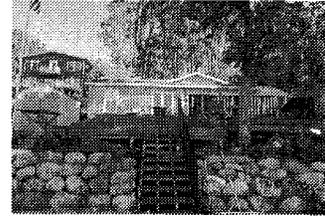
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-26-240-004	09/22/2023 20ELF	401	380,000	206,953	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	173,047	167,566	1.033



1.131
Neighborhoods Used: 20ELF.ENGLEWRIGHT LAK

8918 E 128TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-24-360-006	09/28/2023 20ELF	401	360,000	164,922	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78	182,688	146,925	1.243
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	12390	9965	1.243		



12916 S LAKE BREEZE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
24-26-240-004	09/22/2023 20ELF	401	380,000	206,953	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	173,047	167,566	1.033



NO ECF

