

Neighborhoods Used: 08 - ECF TABLE 08

2027 NW WENDOVER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-378-014	03/17/2025 08	401	335,500	98,269	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	237,231	150,514	1.576



751 NW OLD GATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-326-012	01/06/2025 08	401	293,875	104,592	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	189,283	135,521	1.397



2141 NW APPLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-332-014	10/10/2024 08	401	320,000	102,109	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	217,891	144,396	1.509



2135 NW APPLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-332-015	09/20/2024 08	401	276,000	100,748	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	63	175,252	162,955	1.075



2034 NW BIRCH DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-382-007	08/21/2024 08	401	290,460	96,074	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	55	194,386	132,587	1.466



2125 NW FINSBURY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-328-011	08/12/2024 08	401	330,000	90,867	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	62	239,133	157,254	1.521



863 NW COVELL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-178-024	06/21/2024 08	401	340,000	135,229	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Tri-Level	55	204,771	122,937	1.666



2266 NW SEVENTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-302-031	05/15/2024 08	401	970,000	105,376	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	94	864,624	699,829	1.235



Neighborhoods Used: 08 - ECF TABLE 08

537 NW WINONA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-376-012 04/08/2024 08 401 335,000 97,623
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 237,377 113,406 2.093



2134 NW HAMSTEAD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-333-004 03/08/2024 08 401 325,000 96,406
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 228,594 146,921 1.556



1041 NW COVELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-130-034 09/15/2023 08 401 352,000 101,504
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 WO 52 250,496 112,344 2.230



2212 NW SEVENTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-326-001 08/15/2023 08 401 390,000 104,542
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 61 285,458 203,011 1.406



2022 NW HAMSTEAD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-334-007 08/10/2023 08 401 307,000 109,886
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 197,114 153,096 1.288



2017 NW SEVENTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-178-023 06/22/2023 08 401 250,000 124,406
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 125,594 86,309 1.455



1001 NW COVELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-132-011 06/21/2023 08 401 280,000 80,803
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 199,197 96,854 2.057



548 NW WINONA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-377-003 06/16/2023 08 401 330,000 103,507
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 226,493 149,309 1.517



Neighborhoods Used: 08 - ECF TABLE 08

1121 NW WESTMOOR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-129-014	06/02/2023 08	401	362,350	114,110	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	52	248,240	120,816	2.055



514 NW NEWBERG AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-376-006	05/09/2023 08	401	285,000	112,140	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	172,860	155,305	1.113



2060 NW SEVENTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-329-002	05/01/2023 08	401	265,000	93,353	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	54	171,647	138,360	1.241



2241 NW TREMONT BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-326-005	04/07/2023 08	401	310,000	98,302	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	56	211,698	145,016	1.460



Neighborhoods Used: 08.1.ECF TABLE 08.1

2023 NW GORDON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-177-004 10/28/2024 08.1 401 278,000 101,957
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 176,043 96,111 1.832



2120 NW FINSBURY LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-327-014 08/06/2024 08.1 401 303,000 89,385
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 213,615 124,066 1.722



749 NW COVELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-330-001 06/14/2024 08.1 401 320,000 90,989
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 50 229,011 120,368 1.903



739 NW OLD GATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-326-013 03/07/2024 08.1 401 337,500 115,972
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 61 221,528 128,283 1.727



940 NW WESTMOOR DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-132-006 01/09/2024 08.1 401 275,000 89,390
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 185,610 131,676 1.410



658 NW NORDBERG AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-304-002 10/27/2023 08.1 401 275,000 76,374
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 66 198,626 141,811 1.401



529 NW COVELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-379-020 06/06/2023 08.1 401 266,500 94,729
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 171,771 102,589 1.674



Neighborhoods Used: 08.5.ECF TABLE 08.5

521 NW NORDBERG AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-351-071	09/25/2024 08.5	401	337,500	63,333	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66	274,167	142,459	1.925

!!MULTI-PARCEL SALE!!



525 NW WINONA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-376-026	07/19/2024 08.5	401	340,000	98,042	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Bi-Level	80	241,958	170,054	1.423



Neighborhoods Used: 09.ECF TABLE 09

1450 NW WALKER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-23-105-005 02/05/2025 09 401 237,000 76,344
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 160,656 84,570 1.900



1544 NW WALKER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-23-103-006 01/08/2025 09 401 235,000 83,472
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 151,528 84,634 1.790



1115 NW DICK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-203-020 12/05/2024 09 401 299,000 100,201
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 198,799 109,123 1.822



1916 NW HAINES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-251-005 11/27/2024 09 401 300,000 119,390
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 180,610 133,289 1.355



1126 NW DICK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-226-004 11/12/2024 09 401 310,000 113,495
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 196,505 150,441 1.306



1050 NW WOODROW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-23-105-013 09/19/2024 09 401 230,000 90,983
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 139,017 99,452 1.398



1432 NW WALKER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-23-105-025 08/16/2024 09 401 281,775 80,218
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 201,557 104,526 1.928



1819 NW HAINES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-203-015 07/18/2024 09 401 268,500 79,707
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 188,793 99,247 1.902



Neighborhoods Used: 09.ECF TABLE 09

1032 NW PARKHURST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-252-001 06/28/2024 09 401 350,000 108,123
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 58 241,877 125,001 1.935



1628 NW MCDONALD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-229-003 06/21/2024 09 401 245,000 100,181
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 144,819 73,073 1.982



1827 NW HAINES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-203-014 06/04/2024 09 401 280,000 123,308
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 156,692 121,381 1.291



1072 NW WOODROW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-23-105-006 05/31/2024 09 401 189,000 88,988
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 50 100,012 100,318 0.997



1006 NW COVELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-251-008 05/20/2024 09 401 295,250 94,896
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 200,354 130,765 1.532



1060 NW WOODROW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-23-105-009 05/09/2024 09 401 272,000 88,988
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 183,012 78,320 2.337



1032 NW WOODROW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-23-105-016 03/04/2024 09 401 295,000 89,988
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 205,012 100,855 2.033



1060 NW WOODROW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-23-105-009 02/20/2024 09 401 170,000 88,988
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 81,012 78,320 1.034



Neighborhoods Used: 09.ECF TABLE 09

1058 NW IDA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-230-014 01/26/2024 09 401 272,000 88,297
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 183,703 95,553 1.923



1059 NW IDA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-229-021 09/21/2023 09 401 260,000 103,418
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY WO 75 156,582 149,868 1.045



1033 NW WOODROW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-23-104-027 06/26/2023 09 401 269,900 76,960
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 192,940 88,145 2.189



1029 NW WOODROW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-23-104-028 06/08/2023 09 001 150,000 62,946
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 87,054 82,479 1.055



1012 NW COVELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-22-251-006 06/07/2023 09 401 295,000 126,558
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 168,442 124,331 1.355



1053 NW WOODROW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-23-104-022 04/24/2023 09 401 250,400 76,344
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 174,056 84,759 2.054



1054 NW WOODROW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-23-105-011 04/14/2023 09 401 246,000 88,988
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 157,012 80,216 1.957



Neighborhoods Used: 10.ECF TABLE 10

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-22-426-024	12/04/2024 10	401	322,500	53,640
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Bi-Level	67	268,860	169,948
				E.C.F. 1.582



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-23-152-025	11/06/2024 10	401	272,000	68,414
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	52	203,586	107,773
				E.C.F. 1.889



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-22-253-031	09/11/2024 10	401	374,500	71,720
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	58	302,780	181,558
				E.C.F. 1.668



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-22-402-011	09/06/2024 10	401	310,000	55,693
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	61	254,307	152,847
				E.C.F. 1.664



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-22-430-009	08/07/2024 10	401	329,900	61,506
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	62	268,394	210,813
				E.C.F. 1.273



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-23-305-019	07/30/2024 10	401	359,900	75,540
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	56	284,360	178,131
				E.C.F. 1.596



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-23-306-034	07/19/2024 10	401	203,000	52,156
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	51	150,844	112,637
				E.C.F. 1.339



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-22-405-029	06/11/2024 10	401	290,000	58,097
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	59	231,903	118,413
				E.C.F. 1.958



Neighborhoods Used: 10.ECF TABLE 10

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-22-430-001	05/17/2024 10	401	350,000	71,659
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY WO	54	278,341	110,034
				E.C.F.
				2.530



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-22-401-013	05/17/2024 10	401	300,000	56,802
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	55	243,198	137,504
				E.C.F.
				1.769



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-22-429-012	05/02/2024 10	401	210,000	48,152
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	51	161,848	104,496
				E.C.F.
				1.549



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-23-153-013	03/22/2024 10	401	457,000	66,701
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	38	390,299	259,232
				E.C.F.
				1.506



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-23-152-005	03/22/2024 10	401	330,000	47,082
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	62	282,918	124,514
				E.C.F.
				2.272



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-22-404-004	03/19/2024 10	401	300,000	56,251
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	58	243,749	156,094
				E.C.F.
				1.562



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-23-152-034	02/27/2024 10	401	323,000	83,923
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY WO	56	239,077	143,037
				E.C.F.
				1.671



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-22-277-019	02/09/2024 10	401	260,000	45,609
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	214,391	110,093
				E.C.F.
				1.947



Neighborhoods Used: 10.ECF TABLE 10

1630 NW REBECCA CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-22-497-009	01/19/2024 10	401	340,000	58,492		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Tri-Level	73	281,508	169,389	1.662	



1761 NW EIGHTH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-22-276-002	12/15/2023 10	401	318,000	53,718		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	54	264,282	135,901	1.945	



1445 NW FOURTH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-23-304-010	12/11/2023 10	401	289,900	55,527		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	51	234,373	106,626	2.198	



1737 NW TREMONT BLVD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-22-430-015	11/09/2023 10	401	370,000	61,125		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	61	308,875	165,682	1.864	



723 NW MARIDELL AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-23-303-013	10/20/2023 10	401	297,000	53,158		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	57	243,842	151,156	1.613	



1735 NW SEVENTH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-22-277-041	09/25/2023 10	401	180,000	57,698		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	64	122,302	97,027	1.260	



1437 NW TENTH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-23-151-023	09/14/2023 10	401	329,900	60,785		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	62	269,115	159,985	1.682	



622 NW TREMONT CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-22-430-028	08/03/2023 10	401	360,000	75,798		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	61	284,202	184,511	1.540	



Neighborhoods Used: 10.ECF TABLE 10

1936 NW SEVENTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-254-001	07/31/2023 10	401	350,000	69,778	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	280,222	181,960	1.540



1652 NW EIGHTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-277-012	06/26/2023 10	401	320,000	53,883	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	266,117	116,631	2.282



736 NW LENORA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-427-012	05/10/2023 10	401	307,000	66,841	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	58	240,159	139,754	1.718



1846 NW SEVENTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-255-004	04/13/2023 10	401	294,000	60,589	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	233,411	163,219	1.430



Neighborhoods Used: 11.ECF TABLE 11

186 NW COLLINDALE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-251-003 02/06/2025 11 401 285,000 108,923
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 176,077 177,588 0.991



3000 NW LAKE MICHIGAN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-126-002 11/27/2024 11 401 550,000 83,400
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 466,600 253,097 1.844
!!MULTI-PARCEL SALE!!



220 NW ALEWA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-177-027 07/30/2024 11 001 375,000 72,336
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 55 302,664 150,721 2.008
!!MULTI-PARCEL SALE!!



135 NW ALEWA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-176-009 06/27/2024 11 401 452,000 101,877
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY WO 66 350,123 250,176 1.400



146 NW COLLINDALE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-251-006 05/09/2024 11 401 340,000 103,572
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY WO 58 236,428 139,443 1.696



327 NW CARPENTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-203-019 04/23/2024 11 401 400,000 112,706
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 63 287,294 179,447 1.601



116 NW COLLINDALE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-251-024 02/27/2024 11 401 445,000 114,069
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY WO 69 330,931 226,983 1.458



146 NW COLLINDALE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-251-006 12/14/2023 11 401 252,100 103,572
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY WO 58 148,528 139,443 1.065



Neighborhoods Used: 11.ECF TABLE 11

2634 NW LAKE MICHIGAN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-204-001 10/25/2023 11 401 319,900 90,562
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 229,338 139,240 1.647



2700 NW LAKE MICHIGAN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-203-017 07/13/2023 11 401 290,742 108,506
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 55 182,236 146,501 1.244



2634 NW LAKE MICHIGAN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-204-001 07/07/2023 11 401 247,000 90,562
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 156,438 139,240 1.124



2764 NW GRANDVIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-202-001 06/16/2023 11 401 420,000 100,585
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 319,415 149,075 2.143



340 NW COLLINDALE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-201-003 05/17/2023 11 401 294,000 101,044
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 192,956 129,242 1.493



314 NW OHMANN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-126-008 04/14/2023 11 401 295,000 127,603
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY WO 57 167,397 160,584 1.042



340 NW COLLINDALE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-28-201-003 04/12/2023 11 401 200,000 101,044
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 98,956 129,242 0.766



Neighborhoods Used: 11.1.ECF TABLE 11.1

2710 NW STERNER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-28-251-044	12/06/2024 11.1	401	350,000	91,189	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Bi-Level	70	258,811	191,213	1.354



235 NW OLIVIA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-28-251-036	11/06/2024 11.1	401	325,000	87,572	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70	237,428	142,720	1.664



2758 NW OLIVIA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-28-251-035	10/10/2024 11.1	401	369,000	90,157	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70	278,843	168,104	1.659



232 NW OLIVIA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-28-202-019	08/02/2024 11.1	401	315,000	85,242	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70	229,758	123,600	1.859



2743 NW OLIVIA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-28-202-010	12/20/2023 11.1	401	355,000	89,476	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY DL	70	265,524	163,157	1.627



2707 NW STERNER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-28-202-022	08/22/2023 11.1	401	349,900	88,882	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY DL	70	261,018	180,142	1.449



2716 NW STERNER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-28-251-043	06/27/2023 11.1	401	353,000	88,921	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Tri-Level	70	264,079	155,434	1.699



Neighborhoods Used: 12.ECF TABLE 12

2145 NW VALLEY FORGE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-177-045	03/06/2025 12	401	445,000	75,746	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY DL	80	369,254	237,390	1.555



335 NW EDISON PARK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-126-001	11/25/2024 12	401	325,000	90,497	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	54	234,503	155,698	1.506



42 NW LURAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-179-007	10/22/2024 12	401	340,000	81,243	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Tri-Level	63	258,757	180,423	1.434



2219 NW SHENANDOAH DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-126-030	10/21/2024 12	401	340,500	85,143	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Tri-Level	59	255,357	155,449	1.643



2138 NW SIBLEY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-177-002	10/01/2024 12	401	350,000	76,956	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	273,044	155,766	1.753



85 NW CANYON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-153-025	08/28/2024 12	401	315,000	82,649	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	232,351	146,409	1.587



76 NW CANYON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-152-018	08/16/2024 12	401	400,000	94,050	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	65	305,950	186,262	1.643



2040 NW VALLEY FORGE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-180-005	08/13/2024 12	401	350,000	80,855	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY WO	61	269,145	137,513	1.957



Neighborhoods Used: 12.ECF TABLE 12

44 NW CENTENNIAL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-178-013	07/01/2024 12	401	450,000	78,563	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	63	371,437	154,550	2.403



145 NW COVELL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-127-056	05/30/2024 12	401	283,000	91,575	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	63	191,425	170,519	1.123



2219 NW SHENANDOAH DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-126-030	05/20/2024 12	401	240,000	85,143	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Tri-Level	59	154,857	155,449	0.996



34 NW LURAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-179-008	04/05/2024 12	401	411,000	77,999	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	333,001	145,865	2.283



2314 NW LAKE MICHIGAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-102-016	03/15/2024 12	401	277,000	107,566	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	52	169,434	121,555	1.394



218 NW LURAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-127-026	01/22/2024 12	401	337,900	80,267	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Tri-Level	62	257,633	148,977	1.729



34 NW LURAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-179-008	09/01/2023 12	401	245,000	77,999	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	167,001	145,865	1.145



2060 NW SIBLEY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-178-001	08/04/2023 12	401	329,000	79,087	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Tri-Level	59	249,913	141,050	1.772



Neighborhoods Used: 12.ECF TABLE 12

229 NW LURAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-129-021	06/29/2023 12	401	365,000	78,046	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	62	286,954	154,135	1.862



2144 NW VALLEY FORGE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-180-016	05/31/2023 12	401	475,000	80,122	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY WO	85	394,878	284,569	1.388



2252 NW LAKE MICHIGAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-102-011	05/31/2023 12	401	285,000	83,721	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	52	201,279	149,444	1.347



Neighborhoods Used: 13.ECF TABLE 13

87 NW WOODCREST DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-27-252-032	02/07/2025 13	401	310,000	55,140		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	62	254,860	109,496	2.328	



1900 NW LAKE MICHIGAN DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-27-201-010	12/17/2024 13	401	375,000	64,462		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	58	310,538	217,724	1.426	



1728 NW LAKE MICHIGAN DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-27-279-001	11/21/2024 13	401	335,000	56,310		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	58	278,690	141,127	1.975	



1864 NW LYNNE LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-27-255-006	11/14/2024 13	401	333,000	59,798		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	57	273,202	157,940	1.730	



92 NW WOODCREST DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-27-253-004	10/31/2024 13	401	385,000	58,406		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	53	326,594	195,052	1.674	



1653 NW FRUITWOOD DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-27-279-017	10/29/2024 13	401	340,000	62,074		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	60	277,926	168,754	1.647	



1819 W FULTON ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-27-255-025	10/25/2024 13	401	320,000	64,092		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Bi-Level	66	255,908	185,232	1.382	



105 NW OSWEGO ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-27-278-023	08/16/2024 13	401	360,000	65,436		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	62	294,564	181,302	1.625	



Neighborhoods Used: 13.ECF TABLE 13

150 NW CRESTWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-254-007 06/28/2024 13 401 375,000 76,292
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 61 298,708 160,954 1.856



207 NW WESTMONT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-251-031 06/25/2024 13 401 368,600 56,333
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 312,267 157,201 1.986



154 NW CRESTWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-254-006 04/29/2024 13 401 375,000 62,642
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 312,358 196,018 1.594



100 NW WESTMONT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-252-017 03/13/2024 13 401 250,000 56,030
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 61 193,970 126,475 1.534



33 NW WESTMONT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-251-047 02/23/2024 13 401 389,000 59,798
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 329,202 145,668 2.260



15 NW WESTMONT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-251-049 01/11/2024 13 401 298,500 55,140
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 243,360 149,433 1.629



1908 NW LAKE MICHIGAN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-201-009 10/30/2023 13 401 305,000 65,517
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 239,483 176,999 1.353



1651 W FULTON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-280-021 10/06/2023 13 401 374,900 73,507
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Bi-Level 88 301,393 214,822 1.403



Neighborhoods Used: 13.ECF TABLE 13

1828 NW CHIPWOOD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-254-015 10/04/2023 13 401 370,000 53,570
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 57 316,430 161,641 1.958



1908 NW FRUITWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-252-003 09/18/2023 13 401 280,000 55,852
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 224,148 130,061 1.723



66 NW WOODCREST DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-253-008 07/26/2023 13 401 320,000 55,140
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 264,860 128,818 2.056



124 NW WOODCREST DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-253-001 07/07/2023 13 401 362,000 55,199
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 306,801 182,581 1.680



1912 NW LYNNE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-255-003 06/27/2023 13 401 361,812 63,606
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 298,206 200,516 1.487



112 NW COVELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-251-014 05/23/2023 13 401 287,000 61,154
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 225,846 118,589 1.904



1940 NW FRUITWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-27-251-025 04/06/2023 13 401 287,000 67,113
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 219,887 148,143 1.484



Neighborhoods Used: 14.ECF TABLE 14

1817 NW LAKE MICHIGAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-202-022	03/24/2025 14	401	313,900	68,963	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	68	244,937	197,681	1.239



1540 NW BRIDGE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-26-101-016	12/10/2024 14	401	323,900	52,617	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	56	271,283	173,321	1.565



332 NW GLENHAVEN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-26-102-012	12/06/2024 14	401	285,650	61,655	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2.25-2.5 STY	56	223,995	143,582	1.560



300 NW SCOTT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-26-128-014	11/26/2024 14	401	310,000	50,953	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	53	259,047	137,447	1.885



1746 NW SIBLEY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-226-015	09/27/2024 14	401	306,000	57,777	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	248,223	189,664	1.309



348 NW LENORA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-227-002	07/19/2024 14	401	295,000	51,660	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	243,340	130,704	1.862



345 NW BRISTOL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-228-019	07/12/2024 14	401	376,100	69,640	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2.25-2.5 STY	56	306,460	186,027	1.647



370 NW BALL PARK BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-26-103-003	06/10/2024 14	401	320,000	53,959	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2.25-2.5 STY	53	266,041	120,189	2.214



Neighborhoods Used: 14.ECF TABLE 14

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-226-009	06/07/2024 14	401	370,000	60,045	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	309,955	169,219	1.832



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-202-017	05/03/2024 14	401	375,000	64,386	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	48	310,614	203,383	1.527



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-495-010	04/16/2024 14	401	302,000	73,596	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	56	228,404	111,941	2.040



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-26-104-005	03/22/2024 14	401	382,500	52,834	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	56	329,666	139,865	2.357



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-26-102-018	03/14/2024 14	401	260,000	54,534	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	63	205,466	117,997	1.741



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-26-106-022	02/09/2024 14	401	395,000	53,903	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	56	341,097	188,433	1.810



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-276-001	02/05/2024 14	401	257,500	57,269	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	200,231	145,928	1.372



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-226-005	10/23/2023 14	401	311,000	60,690	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62	250,310	136,905	1.828



Neighborhoods Used: 14.ECF TABLE 14

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-26-106-002	10/16/2023 14	401	379,900	51,595	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	56	328,305	194,114	1.691



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-226-006	09/20/2023 14	401	336,000	60,570	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	61	275,430	181,990	1.513



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-26-128-032	08/18/2023 14	401	360,000	57,563	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	53	302,437	160,690	1.882



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-22-451-035	08/17/2023 14	401	315,000	51,344	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	56	263,656	139,616	1.888



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-227-031	08/02/2023 14	401	347,333	51,984	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	295,349	155,782	1.896



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-26-128-010	06/28/2023 14	401	232,500	51,173	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	53	181,327	122,253	1.483



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-26-101-009	06/16/2023 14	401	295,000	61,646	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	53	233,354	140,971	1.655



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-228-001	05/22/2023 14	401	280,000	51,747	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	228,253	121,906	1.872



Neighborhoods Used: 14.ECF TABLE 14

1700 NW GRAHAM CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-227-032	05/02/2023 14	401	311,500	52,050	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	259,450	145,556	1.782



1728 NW BRIDGE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-27-227-045	04/28/2023 14	401	263,000	61,398	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	201,602	132,406	1.523



Neighborhoods Used: 15.ECF TABLE 15

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-14-151-057	11/08/2024 15	401	294,900	103,096
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	56	191,804	103,335
				E.C.F.
				1.856



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-14-152-039	10/16/2024 15	401	245,000	54,996
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	190,004	86,417
				E.C.F.
				2.199



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-14-154-053	08/19/2024 15	401	300,000	83,359
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	53	216,641	116,741
				E.C.F.
				1.856



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-14-154-039	08/16/2024 15	401	230,000	86,599
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	50	143,401	91,179
				E.C.F.
				1.573



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-14-152-074	07/11/2024 15	401	318,000	76,941
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	71	241,059	177,530
				E.C.F.
				1.358



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-14-151-057	05/20/2024 15	401	275,000	103,096
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	56	171,904	103,335
				E.C.F.
				1.664



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-14-154-042	03/20/2024 15	401	275,000	79,226
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	53	195,774	122,809
				E.C.F.
				1.594



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-14-153-053	02/09/2024 15	401	335,000	75,264
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	259,736	141,082
				E.C.F.
				1.841



Neighborhoods Used: 15.ECF TABLE 15

1737 NW PRESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-154-031 01/19/2024 15 401 286,000 85,286
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 200,714 110,689 1.813



1714 NW HANCHETT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-153-014 12/08/2023 15 401 225,000 54,996
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 68 170,004 94,131 1.806



1717 NW HANCHETT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-152-032 11/15/2023 15 401 197,000 54,996
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 142,004 59,561 2.384



1625 NW HANCHETT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-152-041 10/27/2023 15 401 228,500 95,301
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 133,199 93,348 1.427



1454 NW DUNLAP ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-153-001 10/24/2023 15 401 115,000 48,855
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 50 66,145 56,024 1.181



1661 NW IRA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-151-067 08/31/2023 15 401 245,000 66,576
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 66 178,424 96,854 1.842



1618 NW WILLIS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-154-054 08/14/2023 15 401 310,000 88,316
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 221,684 116,129 1.909



Neighborhoods Used: 16.ECF TABLE 16

1762 NW TAMARACK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-228-012 02/18/2025 16 401 260,000 64,701
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 195,299 106,450 1.835



1751 NW JENNETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-230-019 01/16/2025 16 401 217,500 65,860
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 151,640 68,491 2.214



849 NW SYLVIA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-230-023 12/03/2024 16 401 230,000 66,609
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 163,391 93,735 1.743



1717 NW ALPINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-280-036 12/02/2024 16 401 147,500 69,369
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 78,131 89,623 0.872



1715 NW ALPINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-280-037 11/27/2024 16 401 107,500 24,865
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 82,635 61,155 1.351



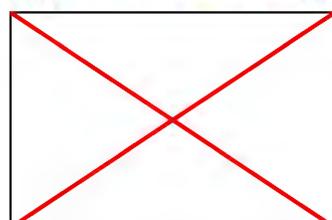
1621 NW FREMONT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-279-015 09/09/2024 16 401 270,000 81,282
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 188,718 118,524 1.592



1717 NW FREMONT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-277-014 08/12/2024 16 401 270,000 65,033
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 204,967 111,315 1.841



1816 NW JENNETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-231-003 07/30/2024 16 401 141,000 65,394
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 75,606 74,771 1.011



Neighborhoods Used: 16.ECF TABLE 16

1755 NW FREMONT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-229-022 12/13/2023 16 401 277,500 65,033
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 212,467 125,654 1.691



1821 NW WIDDICOMB AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-228-022 11/20/2023 16 401 255,000 65,287
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 57 189,713 108,669 1.746



1811 NW WIDDICOMB AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-228-024 11/17/2023 16 401 221,500 64,701
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 57 156,799 97,464 1.609



859 NW SYLVIA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-230-021 09/22/2023 16 401 279,900 67,504
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 59 212,396 101,064 2.102



1801 NW JENNETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-230-016 09/20/2023 16 401 275,000 67,340
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 59 207,660 113,497 1.830



1704 NW FREMONT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-278-009 09/05/2023 16 401 293,000 65,033
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 227,967 104,315 2.185



1731 NW FREMONT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-277-004 08/25/2023 16 401 290,000 65,912
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 69 224,088 133,950 1.673



918 NW SYLVIA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-277-003 08/15/2023 16 401 280,000 65,912
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 214,088 98,522 2.173



Neighborhoods Used: 16.ECF TABLE 16

1844 NW TAMARACK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-14-228-002	07/26/2023 16	401	263,000	67,839	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	53	195,161	117,073	1.667



955 NW RICHMOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-14-279-032	06/30/2023 16	401	270,000	67,318	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	53	202,682	141,888	1.428



1821 NW FREMONT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-14-229-016	06/16/2023 16	401	285,000	65,033	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	53	219,967	111,266	1.977



1756 NW FREMONT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-14-230-009	05/22/2023 16	401	310,000	68,662	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	53	241,338	104,820	2.302



1840 NW WIDDICOMB AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-14-229-001	05/11/2023 16	401	275,000	73,282	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	56	201,718	108,606	1.857



916 NW DOROTHY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-14-279-011	04/03/2023 16	401	282,000	65,551	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	53	216,449	103,794	2.085



Neighborhoods Used: 17.ECF TABLE 17

1512 NW HAMILTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-328-014 03/07/2025 17 401 235,000 52,492
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 182,508 86,839 2.102



1219 NW QUARRY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-382-016 03/05/2025 17 401 147,000 30,637
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 116,363 74,257 1.567



553 NW WEBSTER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-326-006 02/05/2025 17 401 210,000 60,411
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 149,589 90,885 1.646



408 NW CROSBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-453-001 12/13/2024 17 401 163,532 37,046
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 126,486 84,624 1.495



1642 NW ALPINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-152-004 11/07/2024 17 401 205,000 44,960
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 160,040 82,231 1.946



1536 NW BROADWAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-329-009 10/11/2024 17 401 88,000 65,708
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 22,292 54,083 0.412



1715 NW HAMILTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-177-024 10/07/2024 17 401 194,000 65,926
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 58 128,074 92,922 1.378



1428 NW BROADWAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-333-006 09/11/2024 17 401 224,500 42,867
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 181,633 70,774 2.566



Neighborhoods Used: 17.ECF TABLE 17

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-13-332-001	08/30/2024 17	401	240,000	43,310	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	52	196,690	120,681	1.630



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-13-382-003	08/29/2024 17	401	251,500	48,189	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	52	203,311	118,025	1.723



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-13-332-025	07/15/2024 17	401	245,000	32,105	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	58	212,895	91,556	2.325



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-13-379-013	06/11/2024 17	401	244,000	54,360	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	56	189,640	96,143	1.972



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-13-379-022	06/03/2024 17	401	195,000	29,463	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	52	165,537	68,542	2.415



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-13-384-016	05/06/2024 17	401	175,000	52,492	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	49	122,508	79,663	1.538



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-13-383-044	05/02/2024 17	401	240,000	61,565	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	60	178,435	128,977	1.383



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-13-378-021	04/05/2024 17	401	132,000	32,311	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	52	99,689	70,364	1.417



Neighborhoods Used: 17.ECF TABLE 17

1561 NW BROADWAY AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-13-328-021	04/03/2024 17	401	220,000	40,480		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	52	179,520	87,576	2.050	



1618 NW HAMILTON AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-13-178-011	03/20/2024 17	401	139,500	47,278		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25-1.75 STY	52	92,222	77,925	1.183	



508 NW CROSBY ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-13-383-003	03/20/2024 17	401	175,000	49,500		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	49	125,500	61,713	2.034	



1410 NW BROADWAY AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-13-333-009	09/15/2023 17	401	160,000	62,006		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25-1.75 STY	52	97,994	113,862	0.861	



1315 NW TURNER AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-13-451-010	09/13/2023 17	401	207,000	38,635		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	51	168,365	89,150	1.889	



523 NW CROSBY ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-13-378-010	08/25/2023 17	401	170,000	49,391		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	52	120,609	123,789	0.974	



1315 NW QUARRY AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-13-377-019	08/15/2023 17	401	206,000	45,222		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	52	160,778	86,887	1.850	



1232 NW WIELAND PL						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-13-383-021	08/15/2023 17	401	176,000	38,990		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	49	137,010	55,645	2.462	



Neighborhoods Used: 17.ECF TABLE 17

1244 NW QUARRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-13-383-007	07/28/2023 17	401	212,000	34,179	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	52	177,821	71,097	2.501



1416 NW BROADWAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-13-333-008	07/21/2023 17	401	235,000	62,006	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	52	172,994	116,674	1.483



1317 NW BROADWAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-13-379-018	05/16/2023 17	401	169,000	35,864	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	55	133,136	105,802	1.258



1626 NW MCREYNOLDS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-13-153-015	04/18/2023 17	401	205,000	43,050	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	55	161,950	102,289	1.583



Neighborhoods Used: 18.ECF TABLE 18

1453 NW KENAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-326-023 09/30/2024 18 401 360,000 87,944
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 272,056 126,594 2.149



1506 NW VALLEY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-328-014 06/12/2024 18 401 305,000 71,467
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 54 233,533 102,807 2.272



1340 NW PINE GROVE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-327-001 05/20/2024 18 401 350,000 81,749
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 268,251 169,144 1.586



1327 NW PINE GROVE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-327-011 05/20/2024 18 401 331,500 90,341
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 241,159 139,141 1.733



1631 NW LOCKHART DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-15-429-014 05/01/2024 18 401 265,000 118,270
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 146,730 139,671 1.051



1314 NW PINE GROVE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-327-013 12/29/2023 18 401 250,000 83,888
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 166,112 142,795 1.163



1517 NW VALLEY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-327-014 06/16/2023 18 401 270,000 71,467
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 198,533 117,588 1.688



Neighborhoods Used: 20.ECF TABLE 20

1528 NW ALPINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-301-005 03/28/2025 20 401 100,000 82,507
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 17,493 91,154 0.192



1416 NW EMERSON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-331-009 03/21/2025 20 401 301,000 69,207
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 231,793 106,122 2.184



1208 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-379-022 03/14/2025 20 401 351,500 114,305
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 51 237,195 118,071 2.009



1423 NW ALPINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-434-028 03/12/2025 20 401 230,000 69,256
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 58 160,744 103,706 1.550



1441 NW EMERSON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-330-014 02/21/2025 20 401 241,000 69,207
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 171,793 81,338 2.112



887 NW CROSBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-478-040 02/21/2025 20 401 200,000 86,338
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 113,662 71,607 1.587



1517 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-402-022 02/21/2025 20 401 309,000 72,054
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 236,946 124,501 1.903



1542 NW FREMONT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-428-006 02/18/2025 20 401 190,000 57,668
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 48 132,332 88,852 1.489



Neighborhoods Used: 20.ECF TABLE 20

1337 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-376-017 02/14/2025 20 401 300,000 134,958
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 165,042 126,649 1.303



957 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-431-015 02/13/2025 20 401 270,000 50,173
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 219,827 148,055 1.485



1543 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-402-017 02/10/2025 20 401 275,000 71,433
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 203,567 112,059 1.817



1549 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-402-016 01/22/2025 20 401 90,000 70,907
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 19093 12403 1.539



1512 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-403-014 01/15/2025 20 401 272,000 71,921
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 200,079 113,296 1.766



836 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-478-025 01/15/2025 20 401 226,501 59,406
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 167,095 82,529 2.025



1329 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-326-052 01/10/2025 20 401 345,000 74,004
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY DL 79 270,996 175,312 1.546



1507 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-402-024 01/09/2025 20 401 296,640 71,623
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 225,017 110,845 2.030



Neighborhoods Used: 20.ECF TABLE 20

952 NW RICHMOND ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-14-426-002	12/30/2024 20	401	239,900	59,097		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25-1.75 STY	51	180,803	101,721	1.777	



1358 NW DAVIS AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-13-301-042	12/20/2024 20	401	275,000	64,307		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25-1.75 STY	51	210,693	129,018	1.633	



1034 NW CROSBY ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-14-456-010	12/19/2024 20	401	224,500	60,437		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25-1.75 STY	51	164,063	86,565	1.895	



814 NW CROSBY ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-14-456-017	12/16/2024 20	401	217,750	42,473		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25-1.75 STY	54	175,277	91,898	1.907	



1433 NW EMERSON AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-14-330-017	12/09/2024 20	401	216,500	69,207		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25-1.75 STY	51	147,293	81,569	1.806	



1024 NW COURTNEY ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-14-458-007	12/06/2024 20	401	286,000	61,366		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25-1.75 STY	52	224,634	132,766	1.692	



1307 NW VALLEY AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-14-378-026	12/04/2024 20	401	222,500	56,411		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25-1.75 STY	51	166,089	77,778	2.135	



1329 NW DAVIS AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-13-353-021	11/22/2024 20	401	299,900	50,318		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25-1.75 STY	51	249,582	106,476	2.344	



Neighborhoods Used: 20.ECF TABLE 20

1018 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-452-012 11/06/2024 20 401 224,500 56,131
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 168,369 72,682 2.317



1045 NW COURTNEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-456-021 11/01/2024 20 401 279,000 63,806
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 215,194 116,230 1.851



1400 NW GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-405-013 10/25/2024 20 401 240,000 59,925
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 180,075 91,674 1.964



1252 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-379-027 10/23/2024 20 401 297,000 45,297
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 251,703 134,432 1.872



1153 NW CROSBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-453-016 10/17/2024 20 401 145,000 46,711
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 98,289 96,762 1.016



1240 NW COURTNEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-383-007 10/15/2024 20 401 239,900 39,078
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 200,822 69,295 2.898



1222 NW COURTNEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-383-012 10/11/2024 20 401 192,500 51,815
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 140,685 79,237 1.776



855 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-477-015 10/04/2024 20 401 330,000 58,096
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 271,904 104,664 2.598



Neighborhoods Used: 20.ECF TABLE 20

1227 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-377-017 09/27/2024 20 401 350,000 62,950
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 54 287,050 121,088 2.371



1061 NW CROSBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-454-005 09/26/2024 20 401 223,000 53,571
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 169,429 84,305 2.010



1357 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-451-018 09/17/2024 20 401 150,000 58,060
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 91,940 98,149 0.937



842 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-478-023 09/05/2024 20 401 224,000 59,406
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 164,594 84,578 1.946



1521 NW EMERSON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-328-021 08/22/2024 20 401 250,000 69,207
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 180,793 110,197 1.641



1130 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-451-006 08/19/2024 20 401 248,000 63,314
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 184,686 95,803 1.928



908 NW COURTNEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-481-008 07/08/2024 20 401 196,400 46,024
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 150,376 57,962 2.594



1508 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-403-016 07/02/2024 20 401 212,000 52,782
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 48 159,218 88,177 1.806



Neighborhoods Used: 20.ECF TABLE 20

850 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-477-003 06/25/2024 20 401 250,000 58,301
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 191,699 77,837 2.463



1535 NW JENNETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-428-018 06/17/2024 20 401 315,000 55,902
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 259,098 119,769 2.163



1424 NW JENNETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-434-012 06/06/2024 20 401 345,000 69,409
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 275,591 107,832 2.556



1339 NW GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-377-025 06/05/2024 20 401 235,000 56,672
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 178,328 83,797 2.128



1523 NW GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-329-028 05/23/2024 20 401 302,000 64,323
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 51 237,677 108,612 2.188



823 NW WEBSTER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-430-008 05/22/2024 20 401 276,660 55,751
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 220,909 85,258 2.591



1538 NW GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-401-008 05/20/2024 20 401 340,000 97,606
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 242,394 94,788 2.557



1523 NW FREMONT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-427-025 05/15/2024 20 401 325,000 62,237
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 262,763 121,917 2.155



Neighborhoods Used: 20.ECF TABLE 20

1011 NW CROSBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-454-029 04/16/2024 20 401 215,000 41,124
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 173,876 80,449 2.161



1535 NW WIDDICOMB AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-426-021 04/16/2024 20 401 340,000 58,194
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 281,806 101,889 2.766



1221 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-457-015 04/09/2024 20 401 244,000 56,243
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 51 187,757 90,218 2.081



1152 NW RICHMOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-401-003 04/05/2024 20 401 250,000 61,080
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 188,920 89,459 2.112



1004 NW CROSBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-456-017 04/03/2024 20 401 220,000 38,772
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 45 181,228 74,700 2.426



905 NW COURTNEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-479-019 03/19/2024 20 401 237,000 46,024
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 190,976 86,613 2.205



853 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-477-016 03/15/2024 20 401 310,000 61,855
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 57 248,145 105,832 2.345



1254 NW GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-455-037 03/14/2024 20 401 107,000 34,642
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 48 72,358 54,863 1.319



Neighborhoods Used: 20.ECF TABLE 20

855 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-477-015 03/12/2024 20 401 135,000 58,096
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 76,904 104,664 0.735



1044 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-452-005 03/04/2024 20 401 227,000 55,400
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 171,600 94,839 1.809



1408 NW GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-405-011 02/29/2024 20 401 265,000 59,228
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 48 205,772 111,914 1.839



904 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-478-015 02/27/2024 20 401 122,000 47,524
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 74,476 76,433 0.974



1250 NW GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-455-038 02/09/2024 20 401 215,000 35,239
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 179,761 64,852 2.772



1320 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-454-002 02/02/2024 20 401 275,000 63,314
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 211,686 90,501 2.339



1510 NW GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-401-014 01/29/2024 20 401 270,000 63,028
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 206,972 76,357 2.711



1543 NW PINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-403-020 01/09/2024 20 401 224,000 57,697
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 54 166,303 77,041 2.159



Neighborhoods Used: 20.ECF TABLE 20

1435 NW JENNETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-433-019 12/28/2023 20 401 320,000 57,079
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 51 262,921 101,893 2.580



1434 NW MUSKEGON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-303-005 12/27/2023 20 401 239,900 52,969
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 48 186,931 106,898 1.749



1353 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-451-019 12/18/2023 20 401 275,000 59,044
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 51 215,956 110,377 1.957



1221 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-457-015 12/15/2023 20 401 180,000 56,243
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 51 123,757 90,218 1.372



1432 NW ESCOTT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-406-006 12/04/2023 20 401 248,000 62,171
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 185,829 85,886 2.164



1439 NW JENNETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-433-018 12/04/2023 20 401 230,000 55,611
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 174,389 87,483 1.993



1443 NW JENNETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-433-017 11/30/2023 20 401 242,000 56,044
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 51 185,956 93,790 1.983



1021 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-408-026 11/03/2023 20 401 210,000 52,136
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 51 157,864 73,639 2.144



Neighborhoods Used: 20.ECF TABLE 20

813 NW WEBSTER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-430-010 11/02/2023 20 401 235,000 55,178
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 45 179,822 121,126 1.485



1340 NW ANDERSON PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-353-005 10/26/2023 20 401 175,000 63,543
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 111,457 74,793 1.490



1335 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-451-022 10/23/2023 20 401 262,501 100,628
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 161,873 147,892 1.095



1535 NW JENNETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-428-018 10/20/2023 20 401 215,000 55,902
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 159,098 119,769 1.328



911 NW CROSBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-478-036 10/19/2023 20 401 217,156 46,321
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 55 170,835 89,470 1.909



1326 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-376-008 10/19/2023 20 401 230,000 63,670
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 166,330 89,959 1.849



1240 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-377-004 10/18/2023 20 401 262,500 63,067
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 199,433 88,645 2.250



1238 NW RICHMOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-328-004 10/17/2023 20 401 227,000 49,968
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 54 177,032 72,812 2.431



Neighborhoods Used: 20.ECF TABLE 20

1520 NW TAMARACK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-426-013 10/13/2023 20 401 312,500 87,927
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 51 224,573 154,601 1.453



1517 NW PINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-403-026 10/02/2023 20 401 260,000 57,362
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 202,638 93,120 2.176



1413 NW FREMONT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-432-027 09/29/2023 20 401 251,000 57,340
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 193,660 77,801 2.489



1315 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-326-046 09/29/2023 20 401 270,000 94,302
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Bi-Level 58 175,698 114,611 1.533



1538 NW WIDDICOMB AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-427-009 09/25/2023 20 401 210,000 68,851
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 141,149 105,371 1.340



1347 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-326-040 09/22/2023 20 401 260,000 76,925
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 183,075 142,851 1.282



1004 NW RICHMOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-404-020 09/21/2023 20 401 241,000 51,402
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 189,598 77,464 2.448



1513 NW EMERSON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-328-023 09/12/2023 20 401 224,500 70,398
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 154,102 105,934 1.455



Neighborhoods Used: 20.ECF TABLE 20

1529 NW FREMONT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-427-023 09/08/2023 20 401 274,000 63,920
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 210,080 93,407 2.249



1441 NW TAMARACK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-408-017 09/06/2023 20 401 320,000 57,362
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 262,638 125,221 2.097



1039 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-452-021 08/30/2023 20 401 275,000 63,499
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 211,501 111,196 1.902



1038 NW RICHMOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-403-005 08/29/2023 20 401 224,500 51,094
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 173,406 98,335 1.763



726 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-352-002 08/15/2023 20 401 245,000 50,098
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 48 194,902 99,085 1.967



1531 NW TAMARACK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-404-026 08/14/2023 20 401 275,000 57,362
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 217,638 133,808 1.626



1443 NW JENNETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-433-017 08/11/2023 20 401 235,000 56,044
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 51 178,956 93,790 1.908



750 NW CROSBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-356-002 08/09/2023 20 401 124,900 40,384
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 46 84,516 66,960 1.262



Neighborhoods Used: 20.ECF TABLE 20

1030 NW CROSBY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-13-14-456-011 08/04/2023 20 401 244,000 63,678
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 55 180,322 118,663 1.520



1312 NW ARIANNA ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-13-14-378-009 08/04/2023 20 401 224,500 62,950
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 51 161,550 73,165 2.208



1527 NW EMERSON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-13-14-328-020 07/31/2023 20 401 240,000 69,207
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 58 170,793 91,054 1.876



1148 NW CROSBY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-13-14-455-009 07/28/2023 20 401 210,000 59,112
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 52 150,888 88,348 1.708



1325 NW ALPINE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-13-14-478-059 07/18/2023 20 401 263,000 55,670
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 54 207,330 144,252 1.437



1434 NW ALPINE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-13-13-301-018 07/07/2023 20 401 249,900 73,056
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25-1.75 STY 48 176,844 92,783 1.906



1353 NW CROSBY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-13-14-378-013 06/30/2023 20 401 267,000 62,950
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 57 204,050 108,504 1.881



1358 NW MYRTLE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-13-14-376-002 06/27/2023 20 401 280,000 64,724
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 58 215,276 87,833 2.451



Neighborhoods Used: 20.ECF TABLE 20

850 NW RICHMOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-428-003 06/21/2023 20 401 259,000 55,847
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 48 203,153 99,202 2.048



1110 NW RICHMOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-402-004 06/16/2023 20 401 210,000 60,780
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 149,220 61,829 2.413



1224 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-379-008 05/31/2023 20 401 280,000 60,163
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 51 219,837 107,304 2.049



1250 NW GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-455-038 05/31/2023 20 401 139,300 35,239
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 104,061 64,852 1.605



1240 NW GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-455-030 05/31/2023 20 401 150,000 72,823
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 51 77,177 63,417 1.217



1220 NW VALLEY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-383-002 05/26/2023 20 401 220,000 52,969
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 167,031 98,365 1.698



1508 NW PINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-404-034 05/25/2023 20 401 215,000 54,797
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 51 160,203 94,716 1.691



1353 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-326-039 05/25/2023 20 401 251,000 74,004
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 51 176,996 90,468 1.956



Neighborhoods Used: 20.ECF TABLE 20

1432 NW TAMARACK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-431-007 05/22/2023 20 401 295,000 57,340
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Bi-Level 51 237,660 105,752 2.247



1004 NW CROSBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-456-017 05/19/2023 20 401 90,000 38,772
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 45 51,228 74,700 0.686



1447 NW POWERS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-406-017 05/15/2023 20 401 304,000 71,567
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 232,433 121,275 1.917



1152 NW RICHMOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-401-003 05/12/2023 20 401 160,000 61,080
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 98,920 89,459 1.106



1040 NW MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-452-006 05/10/2023 20 401 263,000 55,736
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 207,264 109,407 1.894



825 NW ARIANNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-477-022 05/04/2023 20 401 164,000 58,096
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 105,904 120,104 0.882



1100 NW RICHMOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-402-005 05/03/2023 20 401 213,000 104,737
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 51 108,263 109,095 0.992



1533 NW EMERSON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-14-328-019 04/21/2023 20 401 241,000 69,207
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 171,793 121,519 1.414



Neighborhoods Used: 20.ECF TABLE 20

1449 NW FREMONT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-14-432-018	04/12/2023 20	401	295,000	58,345	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	48	236,655	102,679	2.305



