

Neighborhoods Used: K01.K01 E 24TH & E 32ND ST

452 E 24TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-400-053       08/22/2022   K01       401           254,900       54,752  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TRI-LEVEL       68       200,148       149,843       1.336



265 E 32ND ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-300-097       08/11/2022   K01       401           200,000       42,707  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 & 1/2 STORY   66       157,293       114,173       1.378



302 E 24TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-300-013       05/27/2022   K01       401           224,900       46,512  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 & 1/2 STORY   57       176,404       121,040       1.457  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  1984           1361           1.457



472 E 24TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-400-055       01/07/2022   K01       401           234,900       32,970  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 & 3/4 STORY   75       201,930       154,641       1.306



240 E 24TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-300-110       09/15/2021   K01       401           150,000       33,340  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 & 3/4 STORY   60       116,660       138,331       0.843



270 E 24TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-300-008       10/02/2020   K01       401           228,000       44,207  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 & 1/4 STORY   76       183,793       150,288       1.223



421 E 24TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-100-020       09/18/2020   K01       401           258,000       53,257  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           78       204,743       182,856       1.120



358 E 24TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-300-121       07/21/2020   K01       401           200,000       38,736  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           73       161,264       130,090       1.240





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DB: Holland 2023

Neighborhoods Used: K01 - K01 E 24TH &amp; E 32ND ST, K02 - K02 APPLE, E 26TH, ETC

## 452 E 24TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-400-053	08/22/2022 K01	401	254,900	54,752	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	68	200,148	149,843	1.336



## 265 E 32ND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-300-097	08/11/2022 K01	401	200,000	42,707	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/2 STORY	66	157,293	114,173	1.378



## 302 E 24TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-300-013	05/27/2022 K01	401	224,900	46,512	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/2 STORY	57	176,404	121,040	1.457
Agricultural Buildings:			1984	1361	1.457



## 472 E 24TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-400-055	01/07/2022 K01	401	234,900	32,970	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 3/4 STORY	75	201,930	154,641	1.306



## 240 E 24TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-300-110	09/15/2021 K01	401	150,000	33,340	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 3/4 STORY	60	116,660	138,331	0.843



## 350 E 27TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-328-001	05/05/2021 K02	401	340,000	52,902	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	84	287,098	453,480	0.633



## 270 E 24TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-300-008	10/02/2020 K01	401	228,000	44,207	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/4 STORY	76	183,793	150,288	1.223



## 421 E 24TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-100-020	09/18/2020 K01	401	258,000	53,257	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	204,743	182,856	1.120



Neighborhoods Used: K01 - K01 E 24TH & E 32ND ST, K02 - K02 APPLE, E 26TH, ETC

358 E 24TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-300-121	07/21/2020 K01	401	200,000	38,736	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	73	161,264	130,090	1.240



630 APPLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-326-005	05/21/2020 K02	401	170,000	38,036	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	131,964	204,525	0.645





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DB: Holland 2023

Neighborhoods Used: K03.K03 MAPLECREEK CONDO

## 317 MAPLE CREEK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-307-712	11/17/2021 K03	407	213,000	27,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74	186,000	186,502	0.997



## 615 MAPLE CREEK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-307-734	06/22/2021 K03	407	207,000	27,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	180,000	191,491	0.940



## 668 MAPLE CREEK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-307-751	06/11/2021 K03	407	205,000	27,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	178,000	159,643	1.115



## 317 MAPLE CREEK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-307-712	02/18/2021 K03	407	200,000	27,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74	173,000	186,502	0.928



## 663 MAPLE CREEK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-307-749	02/10/2021 K03	407	156,000	27,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	129,000	133,906	0.963



## 314 MAPLE CREEK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-307-720	11/20/2020 K03	407	148,500	27,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	121,500	137,879	0.881



## 588 MAPLE CREEK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-307-702	07/13/2020 K03	407	135,000	27,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	108,000	132,151	0.817



## 590 MAPLE CREEK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-307-703	05/29/2020 K03	407	168,500	27,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	59	141,500	151,035	0.937



Neighborhoods Used: K03.K03 MAPLECREEK CONDO

595 MAPLE CREEK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-33-307-727	05/14/2020 K03	407	147,000	27,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	120,000	143,711	0.835







Neighborhoods Used: K04.K04 APPLETREE CONDO

651 APPLETREE DR  
Parcel Number           \*\* Valid Sale       \*\* Class   AdjSalePrice   LandValue  
70-16-33-357-705       12/29/2021   K04       407           215,000       30,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           64           185,000       168,959       1.095



631 APPLETREE DR  
Parcel Number           \*\* Valid Sale       \*\* Class   AdjSalePrice   LandValue  
70-16-33-357-723       11/05/2021   K04       407           180,000       30,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           64           150,000       144,817       1.036



583 APPLETREE CT  
Parcel Number           \*\* Valid Sale       \*\* Class   AdjSalePrice   LandValue  
70-16-33-357-789       10/05/2021   K04       407           245,000       30,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           64           215,000       174,668       1.231



265 APPLETREE LN  
Parcel Number           \*\* Valid Sale       \*\* Class   AdjSalePrice   LandValue  
70-16-33-357-763       08/03/2021   K04       407           186,000       30,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           64           156,000       147,314       1.059



262 APPLETREE LN  
Parcel Number           \*\* Valid Sale       \*\* Class   AdjSalePrice   LandValue  
70-16-33-357-749       01/04/2021   K04       407           194,900       30,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           64           164,900       168,845       0.977



571 APPLETREE DR  
Parcel Number           \*\* Valid Sale       \*\* Class   AdjSalePrice   LandValue  
70-16-33-357-775       12/08/2020   K04       407           175,000       30,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           64           145,000       171,158       0.847



266 APPLETREE LN  
Parcel Number           \*\* Valid Sale       \*\* Class   AdjSalePrice   LandValue  
70-16-33-357-751       08/07/2020   K04       407           190,000       30,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           69           160,000       189,884       0.843





Neighborhoods Used: K09A - K09A HUNTERS RUN SITE CONDO, K09B - K09B TIMBER RIDGE CONDOS

314 GLENGARRY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-16-33-173-706	10/12/2021 K09B	407	347,500	26,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 & 1/2 STORY	74	321,500	329,358
				E.C.F. 0.976



310 GLENGARRY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-16-33-173-707	04/30/2021 K09B	407	349,900	26,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 & 1/2 STORY	84	323,900	410,293
				E.C.F. 0.789



307 FOXCROFT CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-16-33-173-730	04/15/2021 K09B	407	268,500	26,872
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	241,628	279,607
				E.C.F. 0.864



308 FOXCROFT CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-16-33-173-722	12/01/2020 K09B	407	289,900	26,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	263,900	311,917
				E.C.F. 0.846





Neighborhoods Used: K10.K10 WILSHIRE ESTATES

633 WILSHIRE CT  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-457-715       10/12/2021   K10       407           194,000       22,935  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Town Home            1 STORY         84           171,065       183,333       0.933



632 WILSHIRE CT  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-457-714       12/28/2020   K10       407           160,000       23,702  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Town Home            1 STORY         84           136,298       193,533       0.704



635 WILSHIRE CT  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-457-716       12/11/2020   K10       407           170,000       24,057  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Town Home            1 STORY         84           145,943       183,333       0.796



658 WILSHIRE CT  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-457-703       09/29/2020   K10       407           165,000       15,315  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Town Home            1 STORY         84           149,685       177,970       0.841



655 WILSHIRE CT  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-457-723       09/15/2020   K10       407           169,900       28,793  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Town Home            1 STORY         84           141,107       186,863       0.755



634 WILSHIRE CT  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-457-713       09/01/2020   K10       407           154,000       21,023  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Town Home            1 STORY         84           132,977       175,538       0.758





Neighborhoods Used: K13 - K13 STONEYBROOK CONDOS, K12 - K12 THORNAPPLE RIDGE CONDO

612 MELROSE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-407-726       03/09/2022   K12       407           282,000       28,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           84           254,000       270,506       0.939



606 MELROSE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-407-720       07/13/2021   K12       407           250,000       28,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           84           222,000       193,576       1.147



458 MELROSE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-407-703       06/30/2021   K12       407           260,000       28,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           84           232,000       269,835       0.860



475 MELROSE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-407-712       02/12/2021   K12       407           195,000       28,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           84           167,000       264,781       0.631



473 MELROSE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-407-711       09/25/2020   K12       407           208,000       28,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           84           180,000       207,322       0.868



293 E 24TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
70-16-33-177-705       08/07/2020   K13       407           154,000       18,000  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           74           136,000       150,831       0.902



