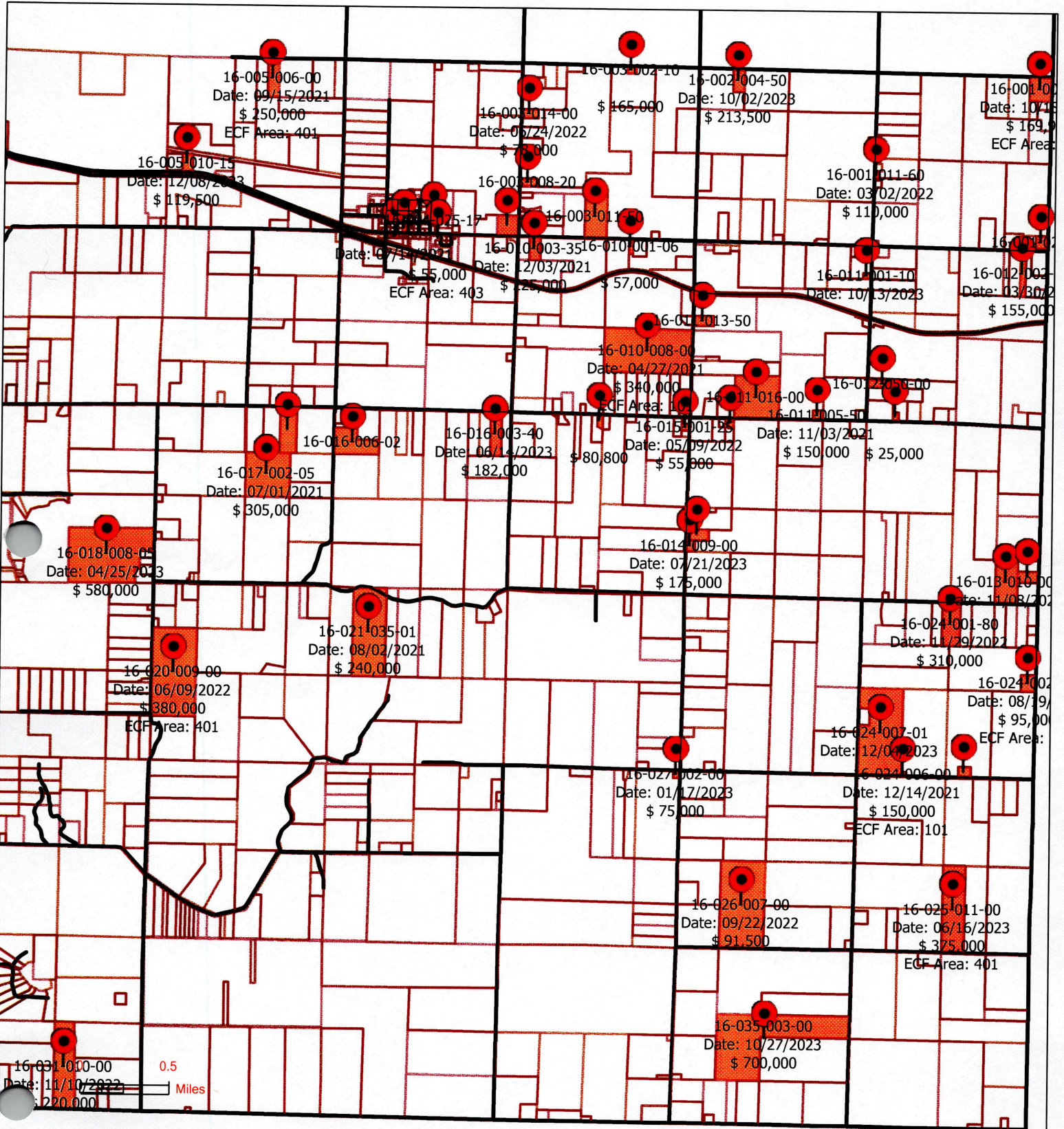
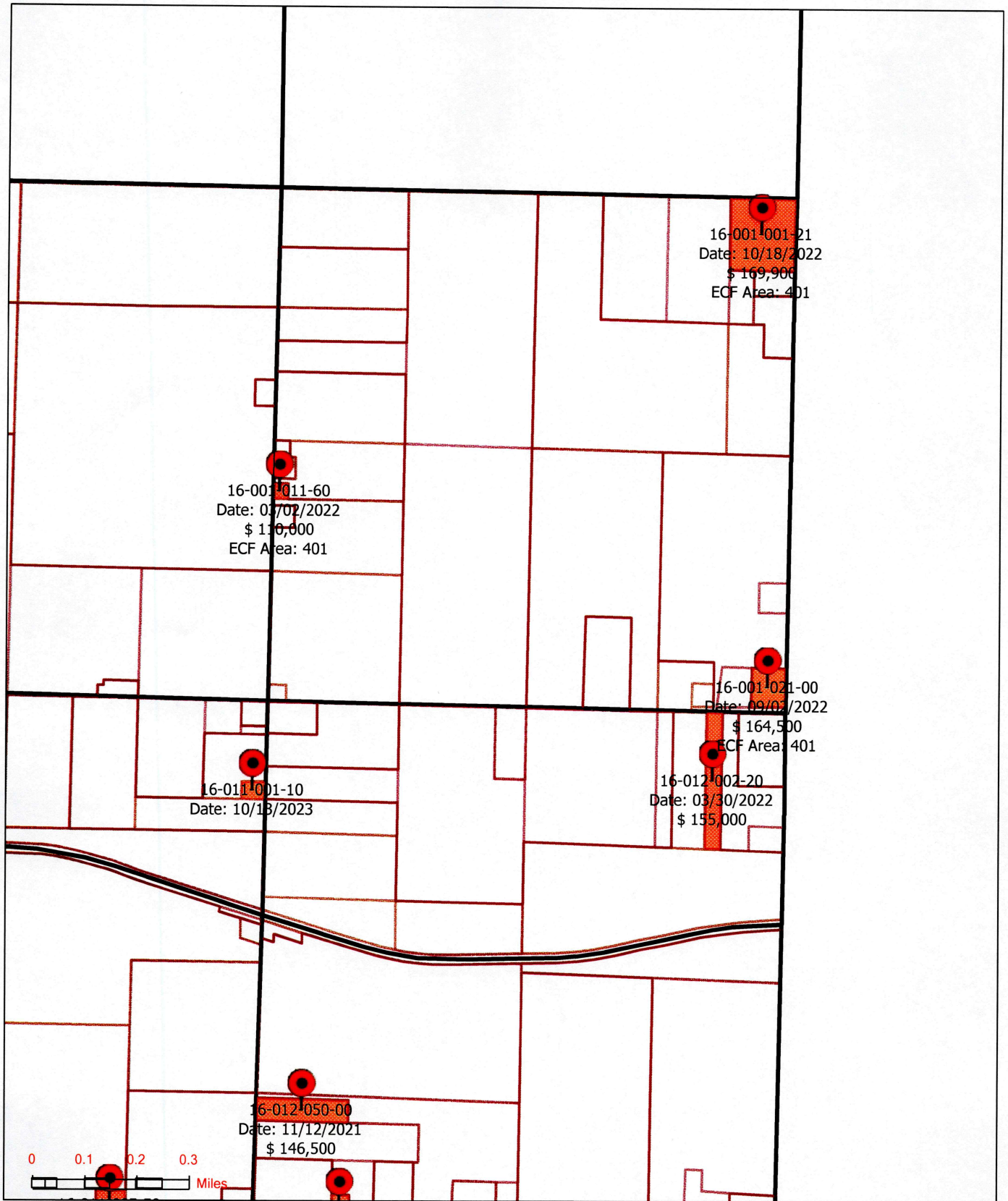


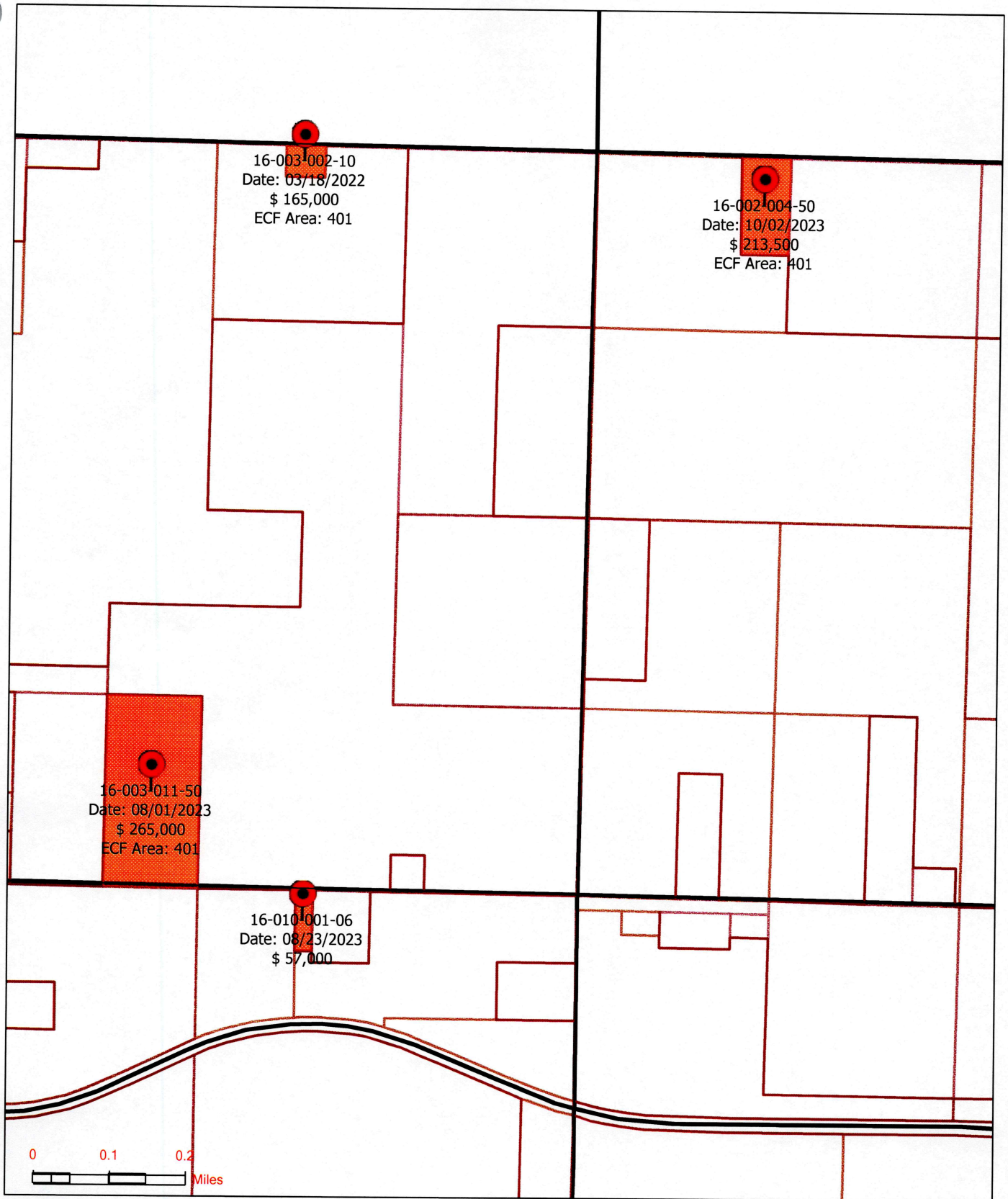
# CHASE IMPROVED SALES 2024



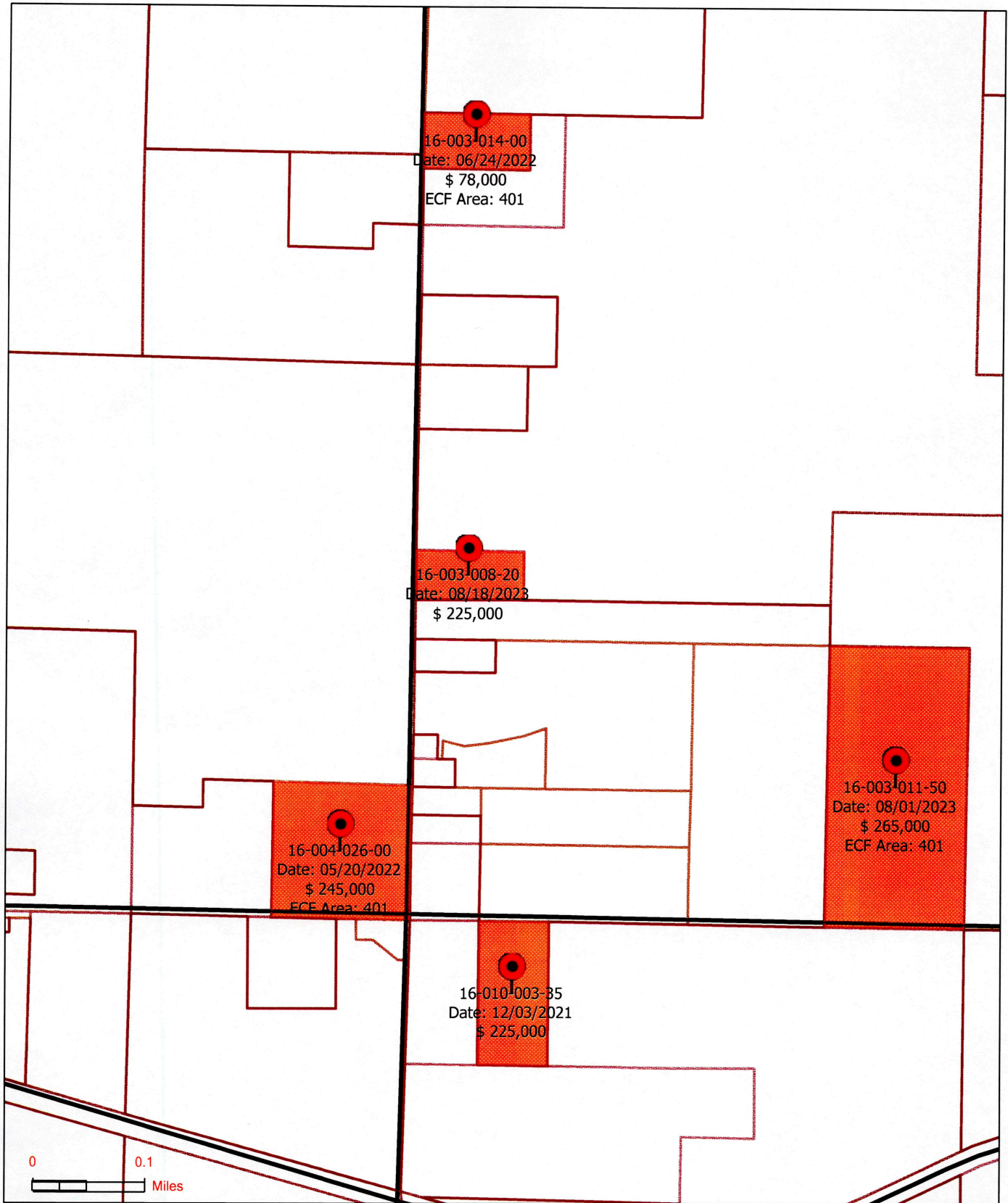
# CHASE 2024 ECF'S AREA



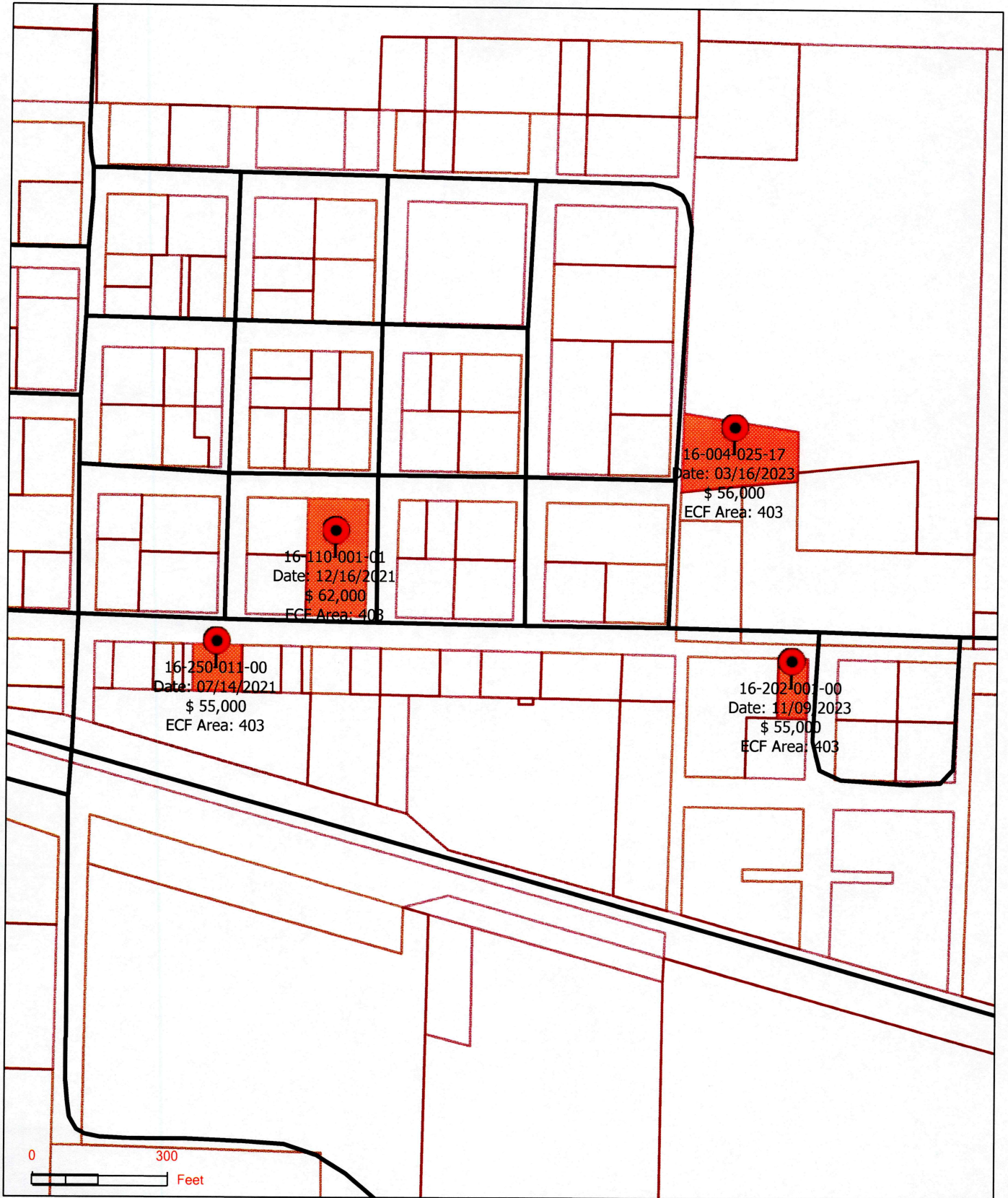
# CHASE 2024 ECF'S



# CHASE ECF'S 2024



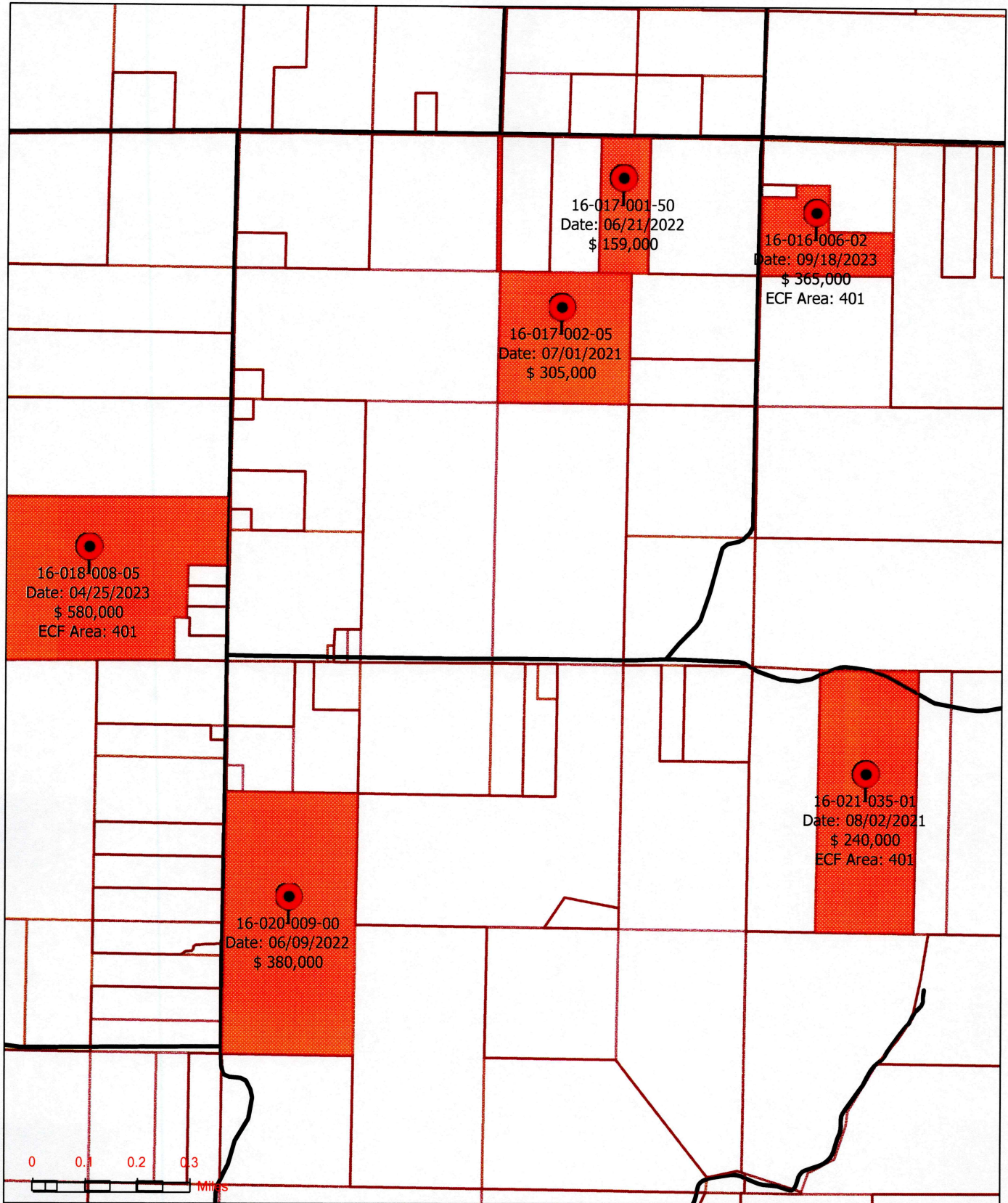
# CHASE 2024 ECF VILLAGE



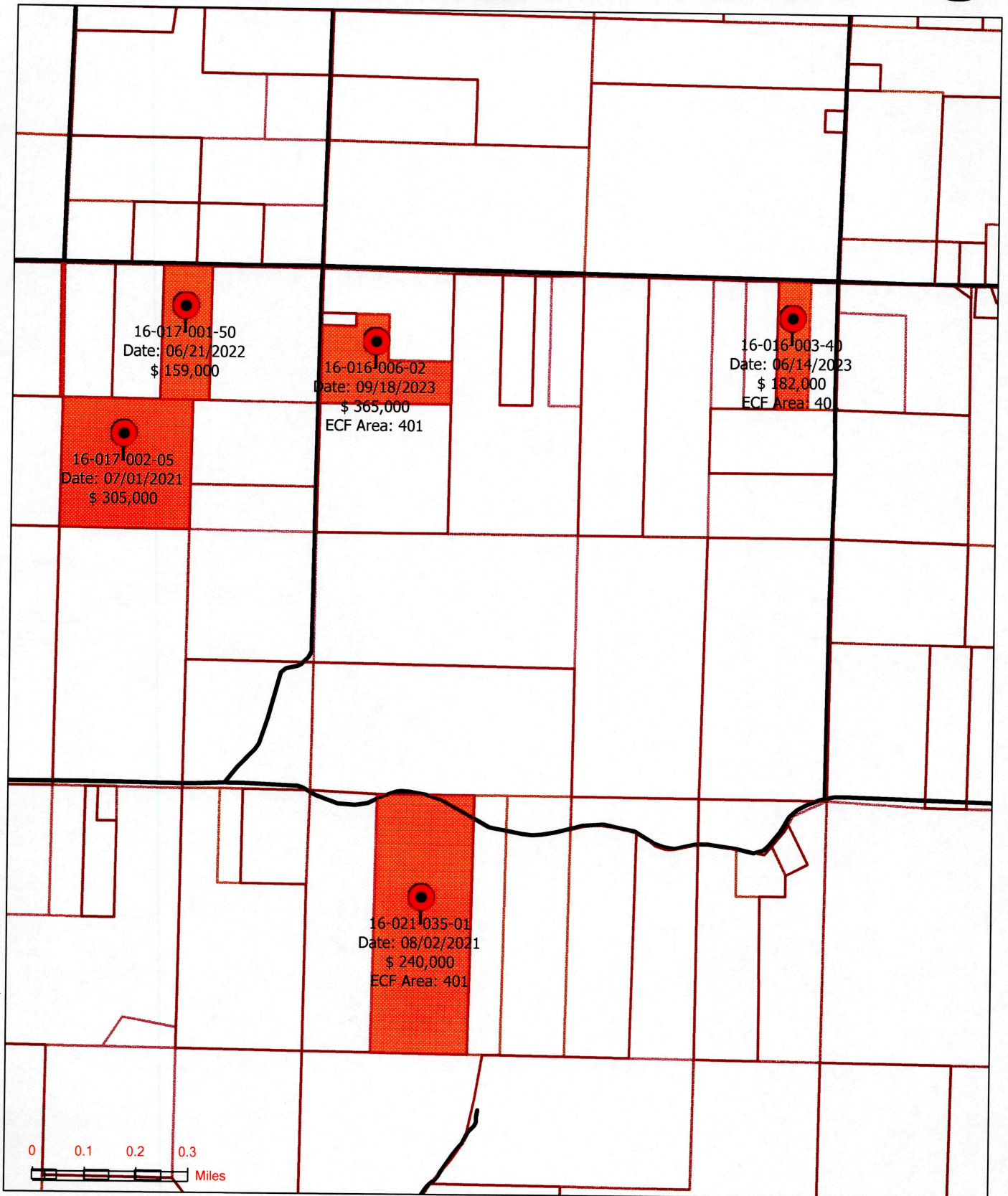
# CHASE 2024 ECF



# CHASE 2024 ECF'S



# CHASE 2024 ECF'S





16-010-003-35  
Date: 12/03/2021  
\$ 225,000

16-010-001-06  
Date: 08/23/2023  
\$ 57,000

16-011-013-50  
Date: 04/13/2023  
\$ 214,000

16-010-008-00  
Date: 04/27/2021  
\$ 340,000  
ECF Area: 101

16-011-016-00  
Date: 08/30/2023  
\$ 300,000  
ECF Area: 101

16-015-003-21  
Date: 05/14/2021  
\$ 80,800

16-015-001-25  
Date: 05/09/2022  
\$ 55,000

16-014-006-15  
Date: 10/01/2021  
\$ 120,000

16-011-005-50  
Date: 11/03/2021  
\$ 150,000  
ECF Area: 401

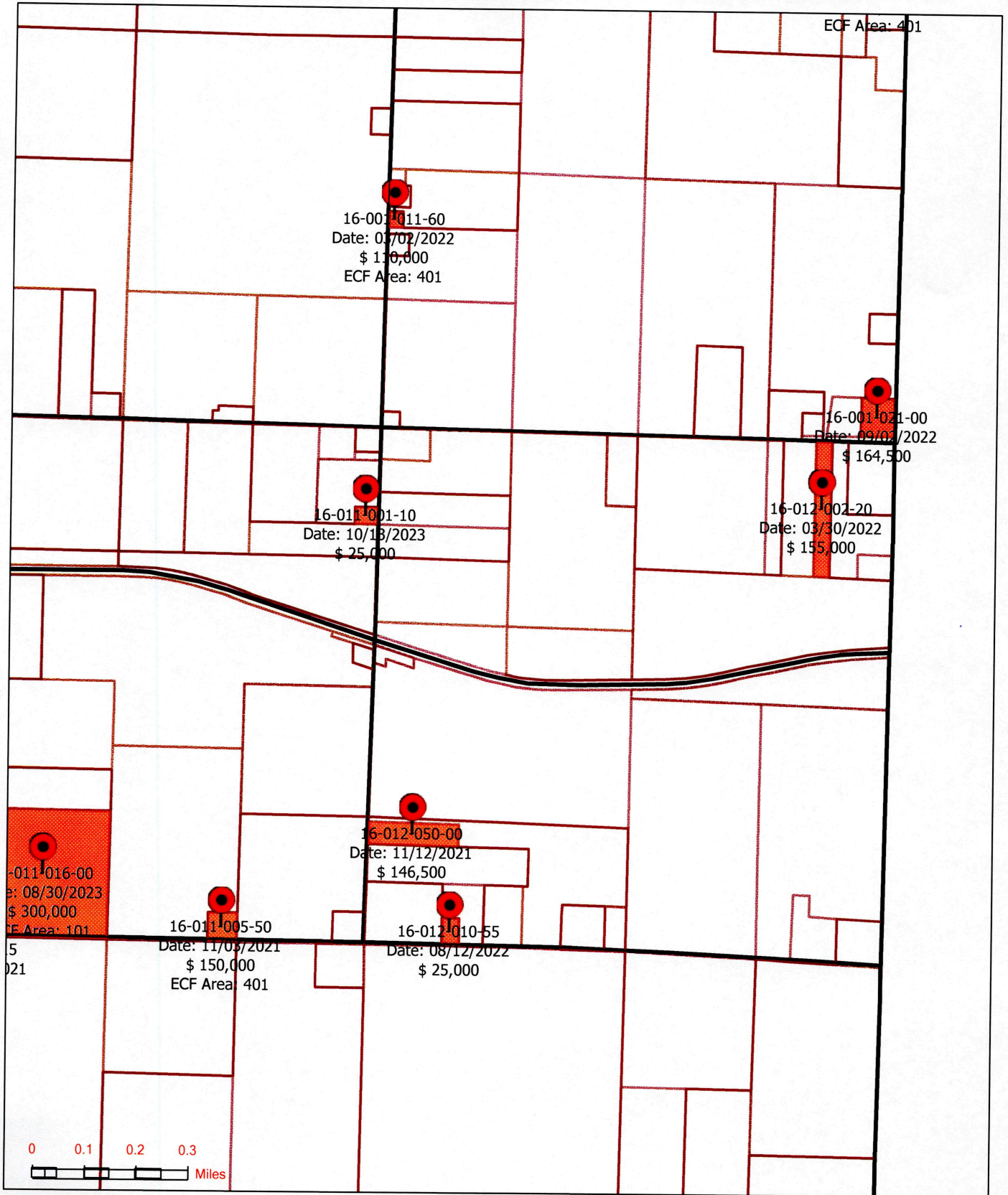
### CHASE 2024 ECF'S

16-014-010-00

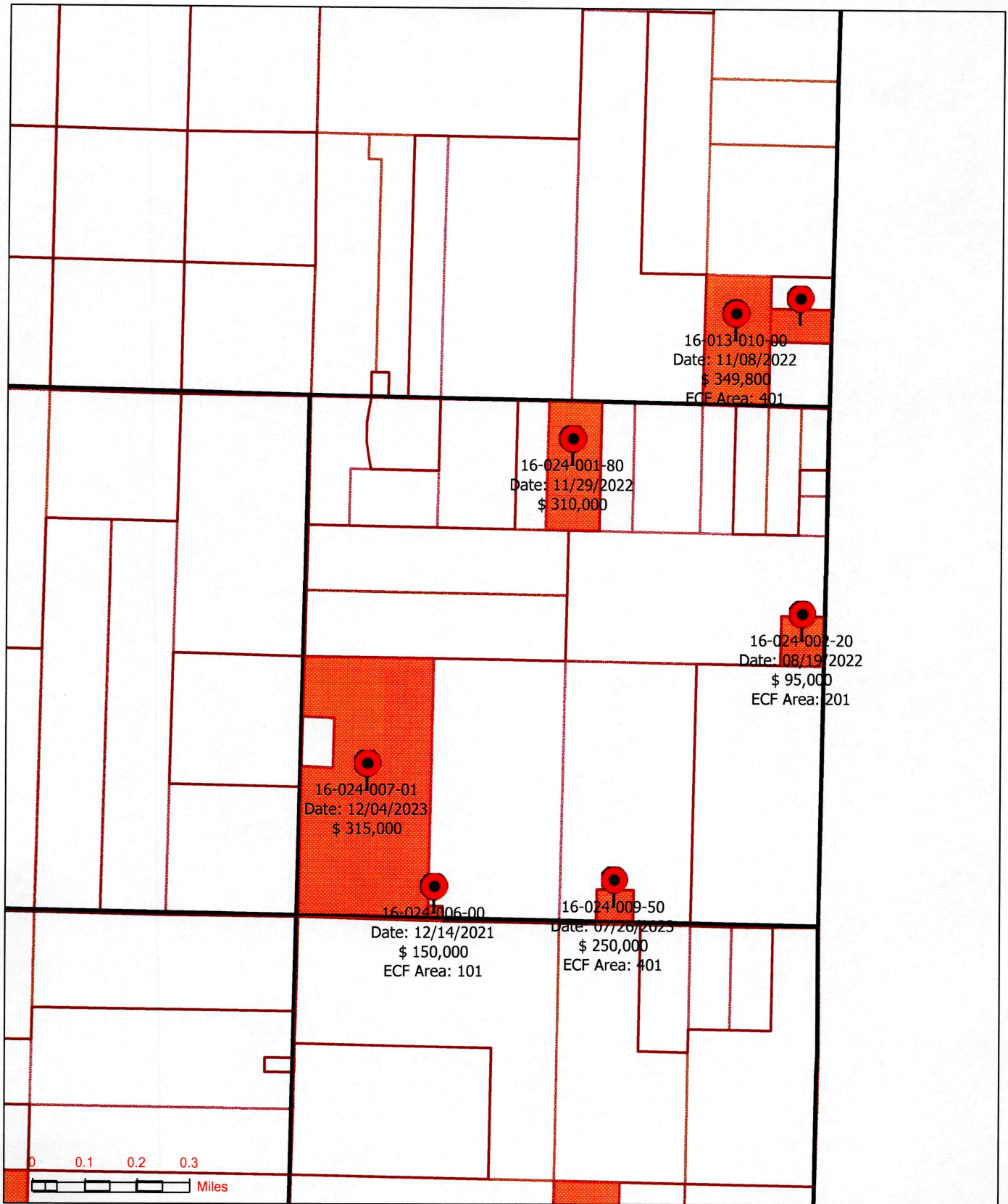
16-014-009-00  
Date: 07/21/2023  
\$ 175,000  
ECF Area: 401



# CHASE ECF 2024



# CHASE 2024 ECF'S



# CHASE 2024 ECF'S



# CHASE ECF'S 2024



E.C.F.s for Neighborhood: 201 '201-COMMERCIAL'

Residential : 0.618  
Town Homes/Duplexes: 0.940  
Mobile Homes : 1.018  
Agricultural Bldgs : 0.880  
Commercial Bldgs : 0.618  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 401 '401-RURAL'

Residential : 0.940  
Town Homes/Duplexes: 0.940  
Mobile Homes : 1.018  
Agricultural Bldgs : 0.880  
Commercial Bldgs : 0.618  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 402 '402-GUARD LAKE'

Residential : 0.726  
Town Homes/Duplexes: 0.940  
Mobile Homes : 1.018  
Agricultural Bldgs : 0.880  
Commercial Bldgs : 0.618  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 403 '403-VILLAGE OF CHASE'

Residential : 0.726  
Town Homes/Duplexes: 0.940  
Mobile Homes : 1.018  
Agricultural Bldgs : 0.880  
Commercial Bldgs : 0.618  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 404 '404-PERE MARQUETTE ONE'

Residential : 0.726  
Town Homes/Duplexes: 0.940  
Mobile Homes : 1.018  
Agricultural Bldgs : 0.754  
Commercial Bldgs : 0.618  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: Z251 'Z251-PERSONAL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
SINGLE FAMILY	0.000	0.000	0.000	0.000	0.000	0.000	0.000
MOBILE HOME	0.000	0.000	0.000	0.000	0.000	0.000	0.000
MODULAR HOME	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TRAVEL TRAILER	0.000	0.000	0.000	0.000	0.000	0.000	0.000
GARAGES	0.000	0.000	0.000	0.000	0.000	0.000	0.000
POLE BARN HOUSE	1.000	1.000	1.000	1.000	1.000	1.000	1.000
CABIN	1.000	1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 0.000  
Mobile Homes : 0.000  
Agricultural Bldgs : 0.000  
Commercial Bldgs : 0.000  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: Z551 'Z551-PERSONAL PROP'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
SINGLE FAMILY	0.000	0.000	0.000	0.000	0.000	0.000	0.000
MOBILE HOME	0.000	0.000	0.000	0.000	0.000	0.000	0.000
MODULAR HOME	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TRAVEL TRAILER	0.000	0.000	0.000	0.000	0.000	0.000	0.000
GARAGES	0.000	0.000	0.000	0.000	0.000	0.000	0.000
POLE BARN HOUSE	1.000	1.000	1.000	1.000	1.000	1.000	1.000
CABIN	1.000	1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 0.000  
Mobile Homes : 0.000  
Agricultural Bldgs : 0.000  
Commercial Bldgs : 0.000  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 009 '090-DNR'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
SINGLE FAMILY		0.000	0.000	0.000	0.000	0.000	0.000
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR HOME		0.000	0.000	0.000	0.000	0.000	0.000
TRAVEL TRAILER		0.000	0.000	0.000	0.000	0.000	0.000
GARAGES		0.000	0.000	0.000	0.000	0.000	0.000
POLE BARN HOUSE		1.000	1.000	1.000	1.000	1.000	1.000
CABIN		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 0.000  
Mobile Homes : 0.000  
Agricultural Bldgs : 0.000  
Commercial Bldgs : 0.000  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 090 '090-EXEMPT'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
SINGLE FAMILY		0.000	0.000	0.000	0.000	0.000	0.000
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR HOME		0.000	0.000	0.000	0.000	0.000	0.000
TRAVEL TRAILER		0.000	0.000	0.000	0.000	0.000	0.000
GARAGES		0.000	0.000	0.000	0.000	0.000	0.000
POLE BARN HOUSE		1.000	1.000	1.000	1.000	1.000	1.000
CABIN		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 0.000  
Mobile Homes : 0.000  
Agricultural Bldgs : 0.000  
Commercial Bldgs : 0.000  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 101 '101-AGI LAND'

Residential : 0.880  
Town Homes/Duplexes: 0.940  
Mobile Homes : 1.018  
Agricultural Bldgs : 0.880  
Commercial Bldgs : 0.618  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000



Parcel Number Manfuc. ECF	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-001-001-21	6053 S LAKOLA RD	10/18/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$88,300	51.97	\$176,194	\$45,584	\$124,316	\$119,606	1.039
16-003-014-00	6308 S SADDLER RD	06/24/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$29,800	38.21	\$88,824	\$16,933	\$61,067	\$65,834	0.928
16-012-002-20	11871 E US 10	03/30/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,400	41.55	\$155,709	\$23,800	\$131,200	\$120,796	1.086
<b>Totals:</b>			<b>\$402,900</b>			<b>\$402,900</b>	<b>\$182,500</b>		<b>\$420,727</b>		<b>\$316,583</b>	<b>\$306,236</b>	
								<b>Sale. Ratio =&gt;</b>	<b>45.30</b>			<b>E.C.F. =&gt;</b>	<b>1.034</b>
								<b>Std. Dev. =&gt;</b>	<b>7.18</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.018</b>

Parcel Number Res ECF	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-004-025-17	6956 S ADAMS ST	03/16/23	\$56,000	WD	\$56,000	\$6,800	12.14	\$53,233	\$9,391	\$46,609	\$44,374	1.050
16-031-010-00	6584 E 96TH ST	11/10/22	\$220,000	WD	\$220,000	\$119,000	54.09	\$249,494	\$127,588	\$92,412	\$126,853	0.728
16-001-011-60	6578 S DEER LAKE RD	03/02/22	\$110,000	WD	\$110,000	\$43,200	39.27	\$141,864	\$4,657	\$105,343	\$142,775	0.738
16-015-003-21	9489 E 64TH ST	05/14/21	\$80,800	WD	\$80,800	\$39,300	48.64	\$98,921	\$10,022	\$70,778	\$92,507	0.765
16-021-035-01	8189 E 72ND ST	08/02/21	\$240,000	WD	\$240,000	\$91,600	38.17	\$255,172	\$159,522	\$80,478	\$99,532	0.809
16-015-001-25	8067 S HAWKINS RD	05/09/22	\$55,000	WD	\$55,000	\$24,600	44.73	\$63,831	\$5,889	\$49,111	\$60,293	0.815
16-002-004-50	10207 E 48TH ST	11/29/22	\$190,000	WD	\$190,000	\$83,000	43.68	\$209,522	\$25,971	\$164,029	\$196,171	0.836
16-024-001-80	11503 E 72 ND	11/29/22	\$310,000	WD	\$310,000	\$148,900	48.03	\$337,723	\$56,868	\$253,132	\$292,253	0.866
16-005-006-00	7567 E 48TH ST	09/15/21	\$250,000	WD	\$250,000	\$105,700	42.28	\$221,193	\$72,612	\$177,388	\$199,706	0.888
16-014-010-00	8654 S HAWKINS RD	02/24/23	\$180,000	WD	\$180,000	\$78,900	43.83	\$187,721	\$24,588	\$155,412	\$172,129	0.903
16-005-010-15	7136 E US 10	03/31/22	\$85,000	WD	\$85,000	\$36,200	42.59	\$96,328	\$22,970	\$62,030	\$67,178	0.923
16-001-011-60	6578 S DEER LAKE RD	06/01/22	\$138,000	WD	\$138,000	\$56,700	41.09	\$141,864	\$4,657	\$133,343	\$142,775	0.934
16-013-009-25	8861 S LAKOLA RD	02/17/22	\$193,000	WD	\$193,000	\$60,500	31.35	\$187,808	\$22,500	\$170,500	\$172,017	0.991
16-013-010-00	11760 E 72ND ST	11/08/22	\$349,800	WD	\$349,800	\$132,500	37.88	\$329,015	\$62,000	\$287,800	\$277,851	1.036
16-003-002-10	9617 E 48TH ST	03/18/22	\$165,000	WD	\$165,000	\$39,700	24.06	\$153,024	\$7,933	\$157,067	\$150,979	1.040
16-014-006-15	10237 E 64TH ST	10/01/21	\$120,000	WD	\$120,000	\$33,200	27.67	\$108,569	\$5,200	\$114,800	\$107,564	1.067
16-001-021-00	6953 S LAKOLA RD	09/02/22	\$164,500	WD	\$164,500	\$63,500	38.60	\$145,159	\$21,518	\$142,982	\$125,676	1.138
16-004-026-00	6897 S SADDLER RD	05/20/22	\$245,000	WD	\$245,000	\$58,400	23.84	\$189,002	\$36,015	\$208,985	\$159,196	1.313
<b>Totals:</b>			<b>\$3,152,100</b>		<b>\$3,152,100</b>	<b>\$1,221,700</b>		<b>\$3,169,443</b>		<b>\$2,472,199</b>	<b>\$2,629,828</b>	
					<b>Sale. Ratio =&gt;</b>		<b>38.76</b>					<b>0.940</b>
					<b>Std. Dev. =&gt;</b>		<b>10.43</b>					<b>0.936</b>

Parcel Number Platted ECF	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-110-001-01	6965 S SECOND CHOICE ST	12/16/21	\$62,000	WD	\$62,000	\$31,700	51.13	\$102,417	\$9,757	\$52,243	\$93,785	0.557
16-250-011-00	8307 E US 10	07/14/21	\$55,000	WD	\$55,000	\$14,400	26.18	\$60,371	\$3,142	\$51,858	\$57,924	0.895
<b>Totals:</b>			<b>\$117,000</b>		<b>\$117,000</b>	<b>\$46,100</b>		<b>\$162,788</b>		<b>\$104,101</b>	<b>\$151,710</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.40</b>			<b>E.C.F. =&gt;</b>	<b>0.686</b>
							<b>Std. Dev. =&gt;</b>	<b>17.64</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.726</b>

2023 for 2024 Chase County Agricultural ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj Sale \$\$	Asd when sold	Asd/Adj Sale	Cur Appraisal	Land + Yard	Bldg Residual	Cost Man \$\$\$	ECF
16 030 005 10		4/1/2021	\$222,500			\$222,500				153,768	\$68,732	\$363,318	0.189
09 002 004 00		10/12/2021	\$240,000			\$240,000				202,478	\$37,522	\$128,224	0.293
16 033 009 01		10/19/2021	\$100,000			\$100,000				73,529	\$26,471	\$44,924	0.589
08 031 004 01		4/8/2021	\$478,000			\$478,000				290,475	\$187,525	\$313,436	0.598
02 019 003 00		8/26/2021	\$110,000			\$110,000				78,740	\$31,260	\$49,705	0.629
10 009 001 00		12/28/2021	\$465,000			\$465,000				319,711	\$145,289	\$223,459	0.650
07 022 007 10		2/4/2022	\$275,000			\$275,000				134,224	\$140,776	\$171,144	0.823
05 029 001 16		11/18/2022	\$200,000			\$200,000				19,636	\$180,364	\$207,897	0.868
12 016 206 00		7/9/2021	\$318,000			\$318,000				124,540	\$193,460	\$211,696	0.914
05 014 024 05		8/6/2021	\$400,000			\$400,000				67,504	\$332,496	\$342,452	0.971
07 021 001 40		7/21/2021	\$170,000			\$170,000				96,934	\$73,066	\$73,018	1.001
16 007 022 00		7/7/2021	\$165,000			\$165,000				151,948	\$13,052	\$13,034	1.001
07 009 001 30		6/8/2021	\$187,000			\$187,000				45,520	\$141,480	\$136,662	1.035
16 027 005 00		4/8/2022	\$270,109			\$270,109				156,232	\$113,877	\$109,189	1.043
08 034 001 02		5/14/2021	\$360,000			\$360,000				133,670	\$226,330	\$215,353	1.051
12 032 013 00		6/10/2022	\$320,000			\$320,000				146,769	\$173,231	\$162,651	1.065
01 021 017 00		11/16/2021	\$169,900			\$169,900				47,658	\$122,242	\$109,917	1.112
03 022 009 00		7/29/2023	\$199,000			\$199,000				40,740	\$158,260	\$136,691	1.158
11 009 006 01		8/27/2021	\$180,000			\$180,000				17,987	\$162,013	\$135,914	1.192
11 032 001 00		12/22/2022	\$197,000			\$197,000				64,072	\$132,928	\$109,605	1.213

02 031 002 05		6/10/2022	\$280,000						50,175	\$229,825	\$184,620	1.245
03 015 005 00		9/29/2021	\$460,000						286,941	\$173,059	\$123,607	1.400
07 008 003 05		4/6/2022	\$273,000						84,464	\$188,536	\$129,834	1.452
									<b>\$2,787,715</b>	<b>\$3,251,794</b>	<b>\$3,696,350</b>	<b>0.880</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms	of Sale	Adj Sale \$\$	Asd when sold	Asd/Adj Sale	Cur Appraisal	Land + Yard	Bldg Residual	Cost Man \$\$\$	ECF
41-003-078-00	520 MICHIGAN AVE - VOB	07/30/21	\$75,000	WD	03-ARM'S LENGTH		\$75,000	\$53,000	70.67	\$134,645	\$29,390	\$45,610	\$139,968	0.326
04-013-007-02	9581 N BROOKS RD	4/9/21	\$200,000	MLC	03-ARM'S LENGTH		\$200,000	\$91,400	45.70	\$258,259	\$144,926	\$55,074	\$150,709	0.365
11-010-011-00	1928 S M-37	10/10/22	\$185,000	WD	03-ARM'S LENGTH		\$185,000	\$49,000	26.49	\$208,056	\$156,162	\$28,838	\$69,008	0.418
04-028-002-50	7969 N BASS LAKE RD	4/29/22	\$100,000	WD	03-ARM'S LENGTH		\$100,000	\$47,400	47.40	\$117,356	\$37,169	\$62,831	\$106,632	0.589
41-114-004-20	851 MICHIGAN AVE - VOB	5/28/21	\$35,000	WD	03-ARM'S LENGTH		\$35,000	\$16,200	46.29	\$42,262	\$2,545	\$32,455	\$52,815	0.615
14-022-057-00	9815 S M-37	6/9/22	\$115,000	WD	03-ARM'S LENGTH		\$115,000	\$48,900	42.52	\$129,186	\$44,784	\$70,216	\$112,237	0.626
11-034-004-00	5408 S M-37	1/14/22	\$130,000	WD	03-ARM'S LENGTH		\$130,000	\$62,000	47.69	\$143,880	\$44,178	\$85,822	\$132,582	0.647
06-401-001-00	1098 N M-37	4/16/21	\$75,000	WD	03-ARM'S LENGTH		\$75,000	\$36,200	48.27	\$83,109	\$16,362	\$58,638	\$88,759	0.661
41-114-007-50	811 MICHIGAN AVE - VOB	9/15/21	\$40,000	WD	03-ARM'S LENGTH		\$40,000	\$16,100	40.25	\$42,168	\$2,862	\$37,138	\$52,269	0.711
16-010-003-35	9125 E US 10	12/3/21	\$225,000	WD	03-ARM'S LENGTH		\$225,000	\$82,800	36.80	\$219,056	\$21,480	\$203,520	\$262,734	0.775
41-115-005-50	835 MAPLE ST - VOB	4/14/22	\$63,800	WD	03-ARM'S LENGTH		\$63,800	\$25,000	39.18	\$58,745	\$11,319	\$52,481	\$63,066	0.832
14-010-013-50	7236 S M-37	8/20/21	\$69,000	MLC	03-ARM'S LENGTH		\$69,000	\$30,400	44.06	\$47,919	\$11,668	\$57,332	\$48,206	1.189

**\$1,312,800**

**\$558,400**

**\$1,484,641**

**\$789,955**

**\$1,278,985**

**0.618**