

North Res

Main data table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Intz, Terms of Sale, Adj. Sale \$, Cur. Assmt, And/Ad. Sale, Cur. Appra, Land Rend, Est. Land Value, Net Acres, Total Acres, Dollars/Acre, ECF Area, Libor/Pace, Other Payers in Sale, Land Table, Gravel, Paved, Inspected Date, Use Code, Class, Rate Group 1, Rate Group 2, Rate Group 3. Includes summary rows like 26,841.49 and 35,662.90.

2022 summary table with columns: Sale Price, Rate Group 1, Rate Group 2, Rate Group 3. Rows range from 1 to 100.

2023 summary table with columns: Sale Price, Rate Group 1, Rate Group 2, Rate Group 3. Rows range from 1 to 100.

CHG summary table with columns: Sale Price, Rate Group 1, Rate Group 2, Rate Group 3. Rows range from 1 to 100.

SO FT summary table with columns: Sale Price, Rate Group 1, Rate Group 2, Rate Group 3. Rows range from 1 to 100.

60 160 260 280 480 510

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
08-160-016-00	174 11TH ST	10/29/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$78,900	46.44	\$157,723	\$32,908	\$20,731	110.3	152.0	0.35	0.35	\$298	\$92,960	\$2.13	100.00	160	4534/588	EARLSUB (31)	0	0	10/8/1998	401	FRONTAGE					
08-260-046-00	1053 BRONSON AVE	12/14/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,600	47.41	\$161,278	\$22,205	\$13,483	71.7	155.0	0.24	0.24	\$310	\$94,489	\$2.17	66.00	260	4710/580	GORES ADD (31)	0	1	11/18/2021	401	FRONTAGE					
08-260-065-00	165 LIBERTY ST	11/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$61,100	48.88	\$122,119	\$17,030	\$14,149	75.3	132.0	0.24	0.24	\$226	\$72,468	\$1.66	77.50	260	4706/548	GORES ADD (31)	0	0	11/18/2021	401	FRONTAGE					
08-280-013-00	848 106TH AVE	10/13/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$80,500	50.34	\$160,971	\$18,105	\$19,176	102.0	155.0	0.36	0.36	\$178	\$49,876	\$1.14	102.00	280		GUN PLAIN ACRES (20)	1	1	7/16/2020	401	FRONTAGE					
08-280-015-00	569 9TH ST	06/11/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$91,800	47.08	\$183,594	\$30,327	\$18,921	100.6	157.0	0.36	0.36	\$301	\$84,242	\$1.93	100.00	280	4634/237	GUN PLAIN ACRES (20)	1	0	2/11/2020	401	FRONTAGE					
Totals:			\$819,800			\$819,800	\$392,900		\$785,685	\$120,575	\$86,460	459.9		1.55	1.54																	
							Sale. Ratio =>		47.93		Average			Average		Average																
							Std. Dev. =>		1.57		per FF=>			per Net Acre=>		77,941.18		per SqFt=>	\$1.79													

Frontage \$262
 Frontage \$185 *Larger frontages

Subs Section 18

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
08-050-001-00	1010 TAYLOR DR	09/01/20	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$125,100	55.11	\$250,142	\$2,608	\$15,750	125.0	266.7	0.77	0.77	\$21	\$3,409	\$0.08	125.00	08050	4512/786		SUBDIVISIONS IN SEC 18	0	1	7/1/2021	401	FRONT FOOT					
08-050-020-00	1025 ALLEN CT	10/29/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$126,300	47.66	\$252,508	\$23,833	\$11,341	90.0	209.8	0.43	0.43	\$265	\$55,042	\$1.26	90.01	08050	4692/763		SUBDIVISIONS IN SEC 18	0	1	9/1/2021	401	FRONT FOOT					
08-050-038-00	1025 TAYLOR DR	06/21/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$106,500	42.43	\$212,979	\$62,361	\$11,340	90.0	192.0	0.40	0.40	\$693	\$157,081	\$3.61	90.00	08050	4639/499		SUBDIVISIONS IN SEC 18	0	1	7/1/2021	401	FRONT FOOT					
08-400-012-00	1049 N GUN RIVER DR	07/28/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$95,200	48.82	\$190,445	\$18,037	\$13,482	107.0	345.0	0.85	0.85	\$169	\$21,295	\$0.49	107.00	400	4504/247		SUBDIVISIONS IN SEC 18	0	0	NOT INSPECTED	401	FRONT FOOT					
08-550-002-00	1181 106TH AVE	07/27/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$127,400	52.00	\$254,860	\$10,930	\$20,790	165.0	400.0	1.52	1.52	\$66	\$7,215	\$0.17	165.00	550	4491/708		SUBDIVISIONS IN SEC 18	0	1	8/25/2020	401	FRONT FOOT					
Totals:			\$1,183,000			\$1,183,000	\$580,500		\$1,160,934	\$117,769	\$72,703	577.0		3.96	3.96																		
							Sale. Ratio =>		49.07		Average			Average		per Net Acre=>		Average															
							Std. Dev. =>		4.77		per FF=>			\$204				\$0.68															

Frontage \$204
 Frontage \$150 *Increased based on same percentage from 22-23

AG
 Gun Plain Township
 2023 Agricultural Land Value Analysis

2023 Values

Non Till \$2,400 Wet/Swamp \$2,400

Tillable \$6,000

Tillable	\$	6,800
Tree Crop	\$	6,800
Non Till	\$	3,600
Wet	\$	3,400

Parcel Number	Sale Date	Liber Page	Acres w/o ROW	residual sale price	Bldg & Site	Calc. Rate	Non Till	Wet Swamp	Till	Comments
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Non Till

01-017-003-20	12/30/2020		24	\$100,000	0.0	\$3,098	15.21	0.00	8.81	
01-025-008-00	03/18/2021		49.54	\$227,664	0.0	\$4,235	35.80	1.77	11.97	
21-028-011-00	07/16/2021	4663/86	27.19	\$105,000	0.0	\$2,302	15.72	0.00	11.47	
						\$3,211				

Wet/Swamp

08-013-002-00	12/03/2020		45	\$150,000	0.0	\$3,138	23.00	13.00	9.00	
19-029-015-10			43.69	\$160,000	0.0	\$3,946	8.03	35.66	0.00	
21-033-018-51	09/04/2020	4510/792	8.85	\$25,000	0.0	\$2,825	0.00	8.85	0.00	
						\$3,303				

Poor Tillable

Tillable

21-026-010-00	01/13/2022	4721/446	46.7	\$376,000	20500.0	\$5,134	14.00	0.00	62.70 inc 026-011-00	
01-010-005-01	12/03/2020		55.84	\$280,000	0.0	\$5,975	15.00	0.00	40.84	
01-003-020-00	12/21/2020		18	\$97,600		\$5,800	2.00	0.00	16.00	
08-020-056-00	11/29/2021		52.213	\$504,000	0.0	\$9,653	0.00	0.00	52.21	
						\$6,640				

120 320 360 540

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
08-120-027-00	926 CHARLES ST	05/19/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$117,400	53.36	\$234,700	\$15,463	\$12,750	104.0	0.0	0.43	0.43	\$149	\$36,384	\$0.84	0.00	120	4629/620		BEARDSLEY'S ASSOR'S PLAT(29)	0	1	10/25/2022	401						
08-120-034-00	890 RIVERVIEW	04/19/21	\$175,100	WD	03-ARM'S LENGTH	\$175,100	\$79,600	45.46	\$159,139	\$23,629	\$7,668	178.0	180.0	0.24	0.24	\$133	\$96,840	\$2.22	59.00	120	4610/10		BEARDSLEY'S ASSOR'S PLAT(29)	0	1	10/13/2022	401	FRONTAGE					
08-360-023-00	425 RIVER RD	07/07/21	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$67,200	97.39	\$154,474	\$30,050	\$20,926	152.7	134.0	0.60	0.58	\$197	\$50,083	\$1.15	190.00	360	4645/648		MIDWAY CAMP (19)	1	0	8/10/2022	401	FRONTAGE					
08-542-029-00	365 KENNETH DR	01/20/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$20,900	69.67	\$41,884	\$4,245	\$16,129	117.7	150.0	0.38	0.38	\$36	\$11,201	\$0.26	110.00	540	4569/672		WATSON ESTATES (35)	0	1	12/14/2021	401	FRONTAGE					
Totals:						\$494,100	\$285,100		\$590,197	\$73,387	\$57,473	552.5		1.65	1.63																		
						Sale. Ratio =>		57.70			Average			Average			Average																
						Std. Dev. =>		22.95			per FF=>			per Net Acre=>	44,530.95			per SqFt=>	\$1.02														

COMMERCIAL INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqPt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
08-019-013-00	131 1177 M-89 HWY	06/21/22	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$377,900	21.59	\$755,861	\$1,087,096	\$92,957	0.0	0.0	1.94	1.94	#DIV/0!	\$560,359	\$12.86	0.00	201	4773/899		COMMERCIAL	0	1	12/1/1998	201				
08-019-015-00	131 1175 M-89	02/18/20	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$758,000	65.91	\$1,515,978	\$1,150,000	\$193,406	0.0	0.0	1.13	1.13	#DIV/0!	\$1,017,699	\$23.36	0.00	201	4434/853		COMMERCIAL	0	1	10/2/1996	201				
08-030-002-00	131 1194 M-89	05/18/21	\$1,325,467	WD	03-ARM'S LENGTH	\$1,325,467	\$140,300	10.58	\$306,018	\$1,065,916	\$46,467	0.0	0.0	0.86	1.25	#DIV/0!	\$1,239,437	\$28.45	0.00	201	4627/148	08-030-002-10	COMMERCIAL	0	0	NOT INSPECTED	201				
08-030-002-00	131 1194 M-89	01/18/17	\$246,336	WD	03-ARM'S LENGTH	\$246,336	\$145,500	59.07	\$291,076	\$14,149	\$58,889	0.0	0.0	0.86	1.25	#DIV/0!	\$16,452	\$0.38	0.00	201			COMMERCIAL	0	0	NOT INSPECTED	201				
17-025-070-00	1360 E M-89 HWY	11/13/17	\$1,630,000	WD	19-MULTI PARCEL A	\$1,630,000	\$1,044,200	64.06	\$2,100,998	\$669,722	\$1,140,720	343.0	3354.2	13.50	13.50	\$1,953	\$23,662	\$0.54	343.00	17201	4197/247	17-025-073-00	2001 COMMERC	0	1	6/24/2019	MOBILE HC	201	A- FF ON M 89		
17-024-038-00	1387 M-89 HWY	07/31/15	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$143,200	40.91	\$451,602	\$133,598	\$235,200	294.0	357.3	2.41	2.41	\$454	\$55,412	\$1.27	294.00	17201	3951/907		2001 COMMERC	0	1	5/23/2019	OFFICE BUI	201	C- EXCESS FF		
										\$4,120,481					21.47																

\$4.41 131 Exchange

08-017-017-00	10th st 731 10TH ST	09/15/17	\$404,500	WD	03-ARM'S LENGTH	\$404,500	\$226,200	55.92	\$452,365	\$19,856	\$67,721	0.0	0.0	1.53	1.53	#DIV/0!	\$12,978	\$0.30	0.00	201	4177/127		COMMERCIAL	0	0	NOT INSPECTED	201			
08-017-020-00	10th st 675 10TH ST	09/26/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$128,700	80.44	\$257,399	\$91,722	\$189,121	0.0	0.0	5.10	5.10	#DIV/0!	\$17,985	\$0.41	0.00	201	4386/447		COMMERCIAL	0	1	NOT INSPECTED	201			
08-018-015-10	10th st 619 11TH ST	10/31/19	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$221,500	88.60	\$443,012	\$35,336	\$228,348	0.0	0.0	6.65	6.65	#DIV/0!	\$5,314	\$0.12	0.00	201	4397/604		COMMERCIAL	0	1	12/21/2021	201			
08-018-015-22	10th st 633 11TH ST	01/04/16	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$224,700	62.77	\$449,317	\$68,729	\$160,046	0.0	0.0	4.69	4.69	#DIV/0!	\$14,654	\$0.34	0.00	201	3998/5		COMMERCIAL	0	1	1/21/1998	201			
08-019-022-13	10th st 532 10TH ST	10/15/18	\$1,241,212	WD	03-ARM'S LENGTH	\$1,241,212	\$596,100	48.03	\$1,192,216	\$122,896	\$73,900	0.0	0.0	2.22	2.23	#DIV/0!	\$55,359	\$1.27	0.00	003	4292/932	08-019-022-11	COMMERCIAL	0	1	8/1/2019	201			
08-019-022-13	10th st 532 10TH ST	12/08/21	\$1,370,000	WD	03-ARM'S LENGTH	\$1,370,000	\$513,200	37.46	\$1,026,449	\$427,949	\$84,398	0.0	0.0	4.42	2.23	#DIV/0!	\$96,821	\$2.22	0.00	003	4708/753		COMMERCIAL	0	1	8/1/2019	201			
08-019-022-22	10th st 10TH ST	12/28/15	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$37,600	88.47	\$75,272	\$42,500	\$75,272	0.0	0.0	0.96	0.96	#DIV/0!	\$44,271	\$1.02	0.00	004	3991/759		COMMERCIAL	0	1	12/1/1999	202			
08-020-015-00	10th st 595 10TH ST	11/21/17	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$113,400	52.74	\$226,798	\$29,816	\$41,614	0.0	0.0	1.22	1.22	#DIV/0!	\$24,439	\$0.56	0.00	201	4200/847		COMMERCIAL	0	1	10/2/1996	201			
08-020-022-00	10th st 569 10TH ST	03/10/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$58,500	47.18	\$116,931	\$35,141	\$28,072	0.0	0.0	0.70	0.70	#DIV/0!	\$50,490	\$1.16	0.00	201	4439/949		COMMERCIAL	0	1	12/23/1998	201			
08-024-007-00	10th st 12 106TH AVE	07/25/22	\$500,000	LC	03-ARM'S LENGTH	\$500,000	\$117,600	23.52	\$266,831	\$239,899	\$6,730	0.0	0.0	1.24	0.32	#DIV/0!	\$193,467	\$4.44	0.00	201	4785/341	08-024-007-10	COMMERCIAL	0	1	1/12/2023	201			
08-030-015-00	10th st 255 12TH ST	08/31/17	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$18,100	14.37	\$36,278	\$126,000	\$36,278	0.0	0.0	1.12	1.12	#DIV/0!	\$112,500	\$2.58	0.00	201	4172/268		COMMERCIAL	0	0	NOT INSPECTED	202			
08-032-018-00	10th st 181 10TH ST	02/24/20	\$234,900	LC	03-ARM'S LENGTH	\$234,900	\$0	0.00	\$245,490	\$50,800	\$61,390	0.0	0.0	1.80	1.80	#DIV/0!	\$28,175	\$0.65	0.00	201	4436/32		COMMERCIAL	0	1	12/16/1997	201			
08-032-028-01	10th st 87 10TH ST	11/04/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$98,000	32.67	\$202,150	\$177,882	\$80,032	0.0	0.0	3.65	3.65	#DIV/0!	\$48,735	\$1.12	0.00	201	4695/853	08-032-026-21	COMMERCIAL	0	0	12/23/1998	201			
08-032-035-00	10th st 66 10TH ST	07/26/19	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$187,900	395.58	\$375,898	\$47,500	\$79,614	0.0	0.0	2.37	2.37	#DIV/0!	\$20,017	\$0.46	0.00	003	4367/61		COMMERCIAL	0	1	NOT INSPECTED	201			
08-034-012-00	10th st 117 4TH ST	11/18/16	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$0	0.00	\$361,709	\$324,900	\$8	0.0	0.0	15.14	15.14	#DIV/0!	\$21,460	\$0.49	0.00	004			COMMERCIAL	0	0	NOT INSPECTED	201			
08-036-013-20	10th st 187 M-89 HWY	10/01/19	\$1,329,000	WD	03-ARM'S LENGTH	\$1,329,000	\$812,100	61.11	\$1,833,992	\$1,329,000	\$332,535	628.1	450.0	4.31	4.31	\$2,116	\$308,353	\$7.08	400.00	201	4387/760		COMMERCIAL	0	1	10/8/2019	201			
08-060-068-00	10th st 595 10TH ST	02/21/19	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$12,900	51.60	\$25,795	\$25,000	\$25,795	0.0	0.0	0.83	0.83	#DIV/0!	\$30,120	\$0.69	0.00	201	4324/4		COMMERCIAL	0	1	7/14/2022	202			

\$1.34 10th St Commercial

Excess Land

24-036-010-40	124TH AVE	11/30/2018	08/25/91	WD	03-AR	\$70,000	\$56,600	\$81	113143.00	\$70,000	\$113,143	\$0	0.0	20.0	20.21	#DIV/0!	\$3,504	\$0	\$0.00	COMM	4307-880		COMMERCIAL	0	0	NOT IN	202			
24-036-010-00	137 124TH AVE	2/10/2016	02/27/95	WD	03-AR	\$400,000	\$241,800	\$60	441386.00	\$54,361	\$95,747	\$0	0.0	7.0	7.35	#DIV/0!	\$7,777	\$0	\$0.00	COMM	4004-221		COMMERCIAL	0	0	####	201			
24-036-017-00	81 124TH AVE	11/23/2016	10/25/89	WD	03-AR	\$325,000	\$175,600	\$54	346064.00	\$70,777	\$91,841	\$0	0.0	6.3	6.16	#DIV/0!	\$11,306	\$0	\$0.00	COMM	4092-525		COMMERCIAL	0	0	NOT IN	201			
24-036-016-00	124TH AVE	10/25/2018	05/29/46	WD	03-AR	\$90,000	\$44,100	\$49	88536.00	\$72,758	\$71,294	\$0	0.0	4.0	3.98	#DIV/0!	\$18,281	\$0	\$0.00	COMM	4295-942		COMMERCIAL	0	0	NOT IN	201			

\$267,896 37.2

\$0.17

Industrial
 Used AG Rates Tillable / Non Tillable
 Gravel Rates
 Site Value *Used \$10,000
 Most industrial surrounded by AG, used 150% of tillable (rounded)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Cur. Asmnt.	Std./Adj. Salur.	Appraisal	Residual	t. Land Val	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual Front	ECF Area	Liber/Page	Parcels in Land Table	Gravel	Paved	spected Da	Use Code	Class	late Group	late Group	late Group	
08-220-03	931 N 10TH	07/01/20	\$175,000	WD	03-ARM'S I	\$175,000	\$101,000	57.71	\$201,999	\$32,405	\$59,404	396.0	330.0	2.02	2.02	\$82	\$16,018	\$0.37	267.00	220	4485/11	GAINDER-N	0	1	#####	401	FRONT FOOT	FRONT FOOT	RATE		
08-220-04	932 GAIND	06/28/21	\$168,000	WD	03-ARM'S I	\$168,000	\$75,600	45.00	\$151,226	\$39,357	\$22,583	150.6	340.0	0.78	0.78	\$261	\$50,393	\$1.16	100.00	220	4646/163	GAINDER-N	0	1	2/4/1998	401	FRONT FOOT	FRONT FOOT	RATE		
08-220-04	923 GAIND	08/27/21	\$220,000	WD	03-ARM'S I	\$220,000	\$88,500	40.23	\$177,051	\$59,195	\$16,246	171.0	248.0	0.76	0.76	\$346	\$78,197	\$1.80	133.00	220	4665/985	GAINDER-N	0	1	#####	401	FRONT FOOT	FRONT FOOT	RATE		
Totals:			\$563,000			\$563,000	\$265,100		\$530,276	\$130,957	\$98,233	717.6		3.56	3.56																
							Sale. Ratio	47.09			Average			Average																	
							Std. Dev. =	9.04			per FF=>	\$182		per Net Ac	#####			Average													
														per SqFt=>				\$0.84													

\$180
\$114

*20% increase

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Cur. Asmnt	sd/Adj. Salur.	Appraisal	and Residu.	t. Land Val	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	Parcels in Land Table	Gravel	Paved	spected Da	Use Code	Class	late Group	late Group	late Group	
08-420-021	955 JAMES	09/30/21	\$268,000	WD	03-ARM'S I	\$268,000	\$104,500	38.99	\$272,730	\$10,770	\$15,500	100.0	150.0	0.34	0.34	\$108	\$31,308	\$0.72	100.00	420	4680/268	08-420-021	0	1	#####	401	BACKLOT				
08-420-021	JAMES ST	09/30/21	\$268,000	WD	03-ARM'S I	\$268,000	\$104,500	38.99	\$15,500	\$268,000	\$15,500	122.0	150.0	0.34	0.42	\$2,197	\$779,070	\$17.88	122.00	420	4680/268	08-420-021	0	1	#####	402	BACKLOT				
Totals:			\$536,000			\$536,000	\$209,000		\$288,230	\$278,770	\$31,000	222.0		0.69	0.76																
							Sale. Ratio	38.99			Average			Average				Average													
							Std. Dev. =	0.00			per FF=>	\$1,256		per Net Ac	#####			per SqFt=>	\$9.30												

River \$235 *Increased % based on increases in similar subdivisions 7.74%
 Backlot \$200 5.23%

410

Pine Shores

Dropped Site Value 5%

\$34,000

*Based on % drop in surrounding residential land sales

