

Off-Water Residential Higher Rates 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
051-K20-000-006-00	1955 VAUGHN RD	02/28/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,200	44.16	
051-W10-002-004-00	1645 LITTLE AVE	09/30/22	\$33,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$33,800	\$8,300	24.56	
051-W10-002-005-00	1643 LITTLE AVE	07/29/22	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$94,400	\$33,700	35.70	
051-W10-002-008-00	1631 LITTLE AVE	11/16/22	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$93,800	\$36,800	39.23	
051-W10-002-030-00	LITTLE AVE	09/15/22	\$332,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,030	\$7,600	33.00	
051-C10-000-013-00	1700 SAGINAW ST	04/18/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,500	44.12	
051-F10-000-015-00	3521 FOX ST	09/28/23	\$99,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$99,000	\$36,700	37.07	
051-F20-000-052-00	1704 LILLIAN DR	09/13/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$63,400	43.72	
051-L10-000-029-00	3618 LITTLE ISLAND DR	11/22/22	\$122,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$122,500	\$63,900	52.16	
051-A21-000-038-00	PIONEER ST	09/08/22	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$6,200	82.67	
Totals:			\$1,139,800			\$829,030	\$349,300		
								Sale. Ratio =>	42.13
								Std. Dev. =>	7.33

Using \$295/FF

Outliers

051-F20-000-043-10	1677 SAGINAW ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,700	36.79
051-W10-002-017-00	1603 LITTLE AVE	11/28/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$36,500	40.56

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$110,378	\$28,977	\$14,355	87.0	160.0	0.32	0.32	\$333	\$90,553	\$2.08	87.00
\$16,670	\$33,800	\$15,870	106.0	255.0	0.31	0.15	\$319	\$109,032	\$2.50	106.00
\$67,426	\$43,249	\$16,275	109.0	254.0	0.32	0.15	\$397	\$136,003	\$3.12	109.00
\$80,015	\$36,281	\$16,275	109.0	250.0	0.31	0.15	\$333	\$115,914	\$2.66	109.00
\$20,395	\$23,030	\$15,165	101.0	250.0	0.29	0.15	\$228	\$79,689	\$1.83	101.00
\$75,084	\$18,016	\$8,100	60.0	150.0	0.21	0.21	\$300	\$87,034	\$2.00	60.00
\$73,400	\$39,370	\$13,770	102.0	200.0	0.23	0.12	\$386	\$168,248	\$3.86	102.00
\$126,873	\$30,277	\$12,150	90.0	150.0	0.31	0.31	\$336	\$97,668	\$2.24	90.00
\$127,881	\$32,884	\$38,265	155.0	210.0	0.66	0.66	\$212	\$49,824	\$1.14	155.00
\$12,375	\$7,500	\$12,375	75.0	220.9	0.38	0.38	\$100	\$19,737	\$0.45	75.00
\$710,497	\$293,384	\$162,600	994.0		3.34	2.59				
		Average per FF=>	\$295		Average per Net Acre=>	87,813.23		Average per SqFt=>	\$2.02	
\$121,365	\$59,835	\$16,200	120.0	145.0	0.40	0.40	\$499	\$149,962	\$3.44	120.00
\$73,066	\$25,349	\$8,415	51.0	125.0	0.15	0.15	\$497	\$173,623	\$3.99	51.00

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
4A	2024002256		OFF WATER-SAND LAKE	401	B-FF
4A	2022005881	051-W11-003-005-00	OFF WATER-SAND LAKE	401	B-FF
4A	2022004657	051-W11-003-006-00	OFF WATER-SAND LAKE	401	B-FF
4A	2022006792	051-W11-003-009-00	OFF WATER-SAND LAKE	401	B-FF
4A	2022005604	051-W11-003-032-00	OFF WATER-SAND LAKE	402	B-FF
5A	2022002950		OFF WATER-FLOYD LAKE	401	B-FF
5A	2023005136	051-F10-000-006-00	OFF WATER-FLOYD LAKE	401	B-FF
5A	2023004802		OFF WATER-FLOYD LAKE	401	B-FF
7A	2022006908	050-002-100-001-00	OFF WATER-BASS,ROUND,ISLAND LAKE	401	B-FF
11	2022005450		SECTION LOTS AND ACREAGE	402	A-FF

5A	2024000553		OFF WATER-FLOYD LAKE	401	B-FF
4A	2022007057		OFF WATER-SAND LAKE	401	B-FF