

Commercial Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-050-009-016-10	51670 M 40	01/27/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$99,573
14-050-016-014-10	52850 M 40	03/04/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$166,081
14-050-016-018-10	M 40	03/17/21	\$220,000	OTH	03-ARM'S LENGTH	\$220,000	\$104,747
14-051-501-010-00	MAIN ST	09/15/20	\$47,000	MLC	03-ARM'S LENGTH	\$47,000	\$52,052
14-051-501-013-50	MAIN ST	08/03/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$33,814
Totals:			\$867,000			\$867,000	\$456,267

Final Conclusion \$1.07/Sq Ft

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$53,127	\$27,700	2.50	2.50	\$21,251	\$0.49
\$316,119	\$32,200	3.00	3.00	\$105,373	\$2.42
\$172,897	\$57,644	6.01	6.01	\$28,787	\$0.66
\$1,839	\$6,891	0.07	0.07	\$25,192	\$0.58
\$725	\$9,539	0.15	0.15	\$4,739	\$0.11
\$544,707	\$133,974	11.73	11.73		
Average	Average	Average	Average		
per FF=>	per Net Acre=	46,429.17	per SqFt=>	\$1.07	