

Parcel Number	Street Address	Sale Date
023-181-000-036-00	6834 MADISON AVE	12/28/20
021-016-300-150-00	5519 N MT MARIA RD	08/26/21
023-230-000-021-00	HUBBARD LAKE RD	10/14/21
023-230-000-047-00	56 NORA ST	09/11/20
023-230-000-061-00	NORA ST	03/25/22
023-175-000-012-00	BIRCH DR	03/16/21
023-175-000-009-00	BIRCH DR	09/17/20

		Totals:
<b>Caledonia Back Lots \$185 per F/F</b>		

Sale Date	>= 4/1/2020 <b>AND</b> <= 3/31/2022	AND
Terms of Sale	= 03-ARM'S LENGTH <b>OR</b> 19-MULTI PARCEL ARM'S LENGTH	AND
Property Class	= RESIDENTIAL-IMPROVED <b>OR</b> RESIDENTIAL-VACANT	AND
Neighborhood	= BACK LOT	AND
Land Tables	= BACK LOT	AND
Sale Type	= Conventional	AND
Sale Ratio	>= 20 <b>AND</b> <= 80	AND
Net Acres	<= 2	

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$24,200	37.23	\$48,419
\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$14,900	38.21	\$29,708
\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$2,900	29.00	\$5,852
\$84,800	WD	03-ARM'S LENGTH	\$84,800	\$37,800	44.58	\$75,590
\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$4,000	20.00	\$8,000
\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$12,000	57.14	\$23,979
\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$12,000	54.55	\$23,979
<b>\$391,800</b>			<b>\$261,800</b>	<b>\$107,800</b>		<b>\$215,527</b>
				<b>Sale. Ratio =&gt;</b>	<b>41.18</b>	
				<b>Std. Dev. =&gt;</b>	<b>12.56</b>	



Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$34,560	\$17,979	91.7	150.0	0.34	0.34	\$377
\$39,000	\$29,708	151.6	800.0	1.84	1.84	\$257
\$10,000	\$5,852	146.3	184.0	0.63	0.63	\$68
\$12,789	\$3,579	89.5	138.0	0.32	0.32	\$143
\$20,000	\$8,000	200.0	200.0	0.92	0.92	\$100
\$21,000	\$23,979	91.7	150.0	0.34	0.34	\$229
\$22,000	\$23,979	91.7	150.0	0.34	0.34	\$240
<b>\$159,349</b>	<b>\$113,076</b>	<b>862.5</b>		<b>4.74</b>	<b>4.74</b>	
<b>Average</b>				<b>Average</b>		
<b>per FF=&gt;</b>		<b>\$185</b>		<b>per Net Acre=&gt;</b>	<b>33,632.12</b>	



Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$100,465	\$2.31	100.00	BL	2.02E+11
\$21,230	\$0.49	100.00	BL	2.021E+11
\$15,773	\$0.36	150.00	BL	2.021E+11
\$40,344	\$0.93	100.00	BL	2.02E+11
\$21,786	\$0.50	200.00	BL	2.022E+11
\$61,047	\$1.40	100.00	BL	2.021E+11
\$63,953	\$1.47	100.00	BL	2.02E+11

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<b>Average</b>				
<b>per SqFt=&gt;</b>	<b>\$0.77</b>			

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Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
	BACK LOT	0	0	8/14/2019
	BACK LOT	0	0	NOT INSPECTED
	BACK LOT	0	0	NOT INSPECTED
	BACK LOT	0	0	8/7/2019
	BACK LOT	0	0	NOT INSPECTED
	BACK LOT	1	0	2/2/2013
	BACK LOT	1	0	2/2/2013



Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
401		AVG LAKE ACCESS		
402		AVG LAKE ACCESS		
402		NO DEDICATED AC		
401		NO DEDICATED AC		
402		NO DEDICATED AC		
402		AVG LAKE ACCESS		
001		AVG LAKE ACCESS		

