

VACANT LAND SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Total Acres	Actual Front	ECF Area	Other Parcels in Sale	Land Table
59-553-004-00	63 BLUE STAR HWY	06/30/17	\$74,600	WD	VACANT ARMS LENGTH	\$74,600	\$40,000	53.62	0.16	110.00	40005		DOUGLAS CENTRAL EAST
59-450-004-00	298 MC VEA DR	09/23/16	\$135,000	WD	VACANT ARMS LENGTH	\$135,000	\$67,500	50.00	0.37	94.00	40003		DOUGLAS NORTHWEST
59-016-090-00	271 WATER ST	10/07/16	\$330,000	WD	VACANT ARMS LENGTH	\$330,000	\$84,000	25.45	0.38	80.00	40006		DOUGLAS SOUTHEAST
59-021-011-10	191 WILEY RD	02/07/17	\$52,500	WD	VACANT ARMS LENGTH	\$52,500	\$22,500	42.86	0.33	71.00	40006		DOUGLAS SOUTHEAST
59-017-102-20	3076 LAKESIDE DR	04/28/17	\$280,000	WD	VACANT ARMS LENGTH	\$280,000	\$110,500	39.46	0.23	75.00	40210		FELKERS AREA
59-210-055-00	6933 FOURTH ST	06/30/17	\$75,000	WD	VACANT ARMS LENGTH	\$75,000	\$44,000	58.67	0.19	80.00	40210		FELKERS AREA
59-520-002-00	355 PARKSIDE LANE	10/13/17	\$23,000	WD	VACANT ARMS LENGTH	\$23,000	\$12,600	54.78	0.44	110.00	40520		PARKSIDE LANDING
59-520-003-00	353 PARKSIDE LANE	06/07/16	\$27,000	WD	VACANT ARMS LENGTH	\$27,000	\$14,000	51.85	0.36	103.00	40520		PARKSIDE LANDING
59-520-004-00	351 PARKSIDE LANE	05/26/17	\$27,000	WD	VACANT ARMS LENGTH	\$27,000	\$14,000	51.85	0.25	80.00	40520		PARKSIDE LANDING
59-520-011-00	340 PARKSIDE LANE	05/27/16	\$32,900	WD	VACANT ARMS LENGTH	\$32,900	\$16,100	48.94	0.26	100.00	40520		PARKSIDE LANDING
59-520-017-00	352 PARKSIDE LANE	05/19/16	\$26,500	WD	VACANT ARMS LENGTH	\$26,500	\$14,000	52.83	0.25	85.00	40520		PARKSIDE LANDING
59-520-020-00	358 PARKSIDE LANE	07/15/16	\$24,500	WD	VACANT ARMS LENGTH	\$24,500	\$12,600	51.43	0.25	85.00	40520		PARKSIDE LANDING
59-016-025-00	357 FERRY ST	04/19/17	\$275,000	WD	VACANT ARMS LENGTH	\$250,000	\$85,600	34.24	0.36	31.00	40008		RIVER FRONTAGE
59-780-011-00	433 SUMMER GROVE DRIVE	10/06/17	\$36,000	WD	VACANT ARMS LENGTH	\$36,000	\$18,000	50.00	0.15	50.00	40780		SUMMERGROVE
59-780-014-00	439 SUMMER GROVE DRIVE	11/03/17	\$36,000	WD	VACANT ARMS LENGTH	\$36,000	\$18,000	50.00	0.15	50.00	40780		SUMMERGROVE
59-780-018-00	447 SUMMER GROVE DRIVE	04/27/17	\$36,000	WD	VACANT ARMS LENGTH	\$36,000	\$18,000	50.00	0.15	50.00	40780		SUMMERGROVE
59-780-068-00	438 SUMMER GROVE DRIVE	11/16/17	\$33,000	WD	VACANT ARMS LENGTH	\$33,000	\$18,000	54.55	0.13	50.00	40780		SUMMERGROVE
59-790-014-00	154 WEST SHORE WOODS	08/04/17	\$135,000	WD	VACANT ARMS LENGTH	\$135,000	\$55,000	40.74	0.23	0.00	40790		WEST SHORE WOODS
59-650-002-23	45 FERRY ST	07/25/16	\$240,000	WD	VACANT ARMS LENGTH	\$240,000	\$107,500	44.79	0.28	223.00	40003	59-650-002-22, 59-650-002-21, 59-016-030-00	WESTSHORE CONDOMINIUMS
59-830-009-00	248 FERRY STREET	06/14/16	\$104,600	WD	VACANT ARMS LENGTH	\$104,600	\$35,000	33.46	0.50	150.00	40830		WESTSHORE CONDOMINIUMS
59-830-012-00	708 GOLF VIEW DR	09/28/16	\$103,000	WD	VACANT ARMS LENGTH	\$103,000	\$73,500	71.36	0.71	140.00	40830		WESTSHORE CONDOMINIUMS
59-830-018-00	715 GOLF VIEW DR	08/14/17	\$119,000	WD	VACANT ARMS LENGTH	\$119,000	\$71,500	60.08	1.14	165.00	40830		WESTSHORE CONDOMINIUMS
59-830-023-00	555 ARTISAN ROW CT	01/03/18	\$71,000	WD	VACANT ARMS LENGTH	\$71,000	\$42,500	59.86	0.00	0.00	40830		WESTSHORE CONDOMINIUMS
59-770-005-00	5 WILDWOOD LANE	09/01/16	\$135,000	WD	VACANT ARMS LENGTH	\$135,000	\$57,500	42.59	0.97	0.00	40770		WILDWOOD LANE
Totals:			\$2,431,600			\$2,406,600	\$1,051,900		8.25				
								Sale. Ratio =>	43.71				
								Std. Dev. =>	9.85	#REF!			