

VACANT RESIDENTIAL LAND SALES FOR 2020 ASSESSMENT ROLL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Actual Front	ECF Area	Land Table	
59-016-046-10	210 RANDOLPH	08/23/17	\$87,900	WD	VACANT ARMS LENGTH	\$87,900	\$51,800	58.93	\$103,500	0.0	0.0	0.33	0.33	0.00	40005	DOUGLAS CENTRAL EAST	
59-553-004-00	63 BLUE STAR HWY	06/30/17	\$74,600	WD	VACANT ARMS LENGTH	\$74,600	\$40,000	53.62	\$80,000	110.0	132.0	0.16	0.16	110.00	40005	DOUGLAS CENTRAL EAST	
59-016-109-00	206 WILEY RD	03/26/19	\$45,000	WD	VACANT ARMS LENGTH	\$45,000	\$18,000	40.00	\$36,000	100.0	165.0	0.38	0.38	100.00	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	\$221,000	75.0	135.0	0.23	0.23	75.00	40210	FELKERS AREA	
59-017-102-40	3072 LAKESIDE DR	12/19/18	\$290,000	WD	VACANT ARMS LENGTH	\$290,000	\$110,500	38.10	\$221,000	75.0	135.1	0.23	0.23	75.00	40210	FELKERS AREA	
59-210-042-00	6919 THIRD ST	08/08/18	\$21,500	WD	VACANT ARMS LENGTH	\$21,500	\$13,800	64.19	\$22,000	50.0	125.0	0.14	0.14	50.00	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	\$44,000	80.0	105.0	0.19	0.19	80.00	40210	FELKERS AREA	
59-210-063-00	6936 FOURTH ST	01/14/19	\$115,000	WD	VACANT ARMS LENGTH	\$115,000	\$22,000	19.13	\$44,000	155.0	125.0	0.45	0.45	155.00	40210	FELKERS AREA	
59-465-006-00	2976 COLFAX CT	06/28/18	\$28,000	WD	VACANT ARMS LENGTH	\$28,000	\$13,000	46.43	\$26,000	90.0	204.0	0.42	0.42	90.00	40465	MEADOWARGUS	
59-520-002-00	355 PARKSIDE LANE	10/13/17	\$23,000	WD	VACANT ARMS LENGTH	\$23,000	\$12,600	54.78	\$25,200	110.0	175.0	0.44	0.44	110.00	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	\$28,000	80.0	135.0	0.25	0.25	80.00	40520	PARKSIDE LANDING	
59-520-011-00	340 PARKSIDE LANE	05/18/18	\$38,000	WD	VACANT ARMS LENGTH	\$38,000	\$16,100	42.37	\$32,200	100.0	117.5	0.27	0.27	100.00	40520	PARKSIDE LANDING	
59-520-012-00	342 PARKSIDE LANE	06/08/18	\$35,900	WD	VACANT ARMS LENGTH	\$35,900	\$14,000	39.00	\$28,000	80.0	129.0	0.24	0.24	80.00	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	\$290,625	38.8	500.0	0.36	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	\$36,000	50.0	130.0	0.15	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	\$36,000	50.0	130.0	0.15	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	\$36,000	50.0	130.0	0.15	0.15	50.00	40780	SUMMERGROVE	
59-780-026-00	456 SUMMER GROVE DRIVE	02/19/19	\$36,000	QC	VACANT ARMS LENGTH	\$36,000	\$18,000	50.00	\$36,000	49.0	125.0	0.14	0.14	49.00	40780	SUMMERGROVE	
59-780-035-00	470 SUMMER GROVE DRIVE	08/10/18	\$33,000	WD	VACANT ARMS LENGTH	\$33,000	\$18,000	54.55	\$36,000	50.0	130.0	0.15	0.15	50.00	40780	SUMMERGROVE	
59-780-041-00	482 SUMMER GROVE DRIVE	06/14/18	\$33,000	WD	VACANT ARMS LENGTH	\$33,000	\$18,000	54.55	\$36,000	50.0	130.0	0.15	0.15	50.00	40780	SUMMERGROVE	
59-780-061-00	463 SUMMER GROVE DRIVE	03/20/19	\$33,000	WD	VACANT ARMS LENGTH	\$33,000	\$18,000	54.55	\$36,000	50.0	110.0	0.13	0.13	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	\$36,000	50.0	110.0	0.13	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	\$121,000	0.0	0.0	0.23	0.23	0.00	40790	WEST SHORE WOODS	
59-790-016-00	162 WEST SHORE WOODS	09/14/18	\$130,000	WD	VACANT ARMS LENGTH	\$130,000	\$46,800	36.00	\$93,500	0.0	0.0	0.00	0.00	0.00	40790	WEST SHORE WOODS	
59-650-002-21	25 FERRY ST	12/17/18	\$76,000	WD	VACANT ARMS LENGTH	\$76,000	\$35,000	46.05	\$70,000	66.0	187.0	0.28	0.28	66.00	40830	WESTSHORE CONDOMINIUMS	
59-830-007-00	540 ARTISAN ROW CT	11/30/18	\$85,000	WD	VACANT ARMS LENGTH	\$85,000	\$38,500	45.29	\$77,000	100.0	265.0	0.61	0.61	100.00	40830	WESTSHORE CONDOMINIUMS	
59-830-013-00	702 GOLF VIEW DR	07/27/18	\$198,000	WD	VACANT ARMS LENGTH	\$198,000	\$110,000	55.56	\$180,000	150.0	230.0	0.79	0.79	150.00	40830	WESTSHORE CONDOMINIUMS	
59-830-013-00	702 GOLF VIEW DR	04/12/18	\$195,000	WD	VACANT ARMS LENGTH	\$195,000	\$110,000	56.41	\$180,000	150.0	230.0	0.79	0.79	150.00	40830	WESTSHORE CONDOMINIUMS	
59-830-014-00	699 GOLF VIEW DR	02/06/19	\$131,500	WD	VACANT ARMS LENGTH	\$131,500	\$82,500	62.74	\$120,000	100.0	235.0	0.54	0.54	100.00	40830	WESTSHORE CONDOMINIUMS	
59-830-015-00	703 GOLF VIEW DR	09/19/18	\$132,000	WD	VACANT ARMS LENGTH	\$132,000	\$82,500	62.50	\$120,000	115.0	250.0	0.66	0.66	115.00	40830	WESTSHORE CONDOMINIUMS	
59-830-017-00	711 GOLF VIEW DR	07/13/18	\$133,000	WD	VACANT ARMS LENGTH	\$133,000	\$82,500	62.03	\$120,000	135.0	305.0	0.95	0.95	135.00	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	\$120,000	165.0	302.0	1.14	1.14	165.00	40830	WESTSHORE CONDOMINIUMS	
59-830-019-00	719 GOLF VIEW DR	06/28/18	\$120,000	WD	VACANT ARMS LENGTH	\$120,000	\$60,500	50.42	\$120,000	165.0	240.0	0.91	0.91	165.00	40830	WESTSHORE CONDOMINIUMS	
59-830-023-01	555 ARTISAN ROW CT	01/03/18	\$71,000	WD	VACANT ARMS LENGTH	\$71,000	\$42,500	59.86	\$80,000	0.0	0.0	0.00	0.00	0.00	40830	WESTSHORE CONDOMINIUMS	
59-830-023-01	555 ARTISAN ROW CT	01/15/19	\$72,900	WD	VACANT ARMS LENGTH	\$72,900	\$42,500	58.30	\$80,000	0.0	0.0	0.00	0.00	0.00	40830	WESTSHORE CONDOMINIUMS	
59-770-002-00	2 WILDWOOD LANE	07/03/18	\$200,000	WD	VACANT ARMS LENGTH	\$200,000	\$65,000	32.50	\$130,000	0.0	0.0	0.00	0.00	0.00	40770	WILDWOOD LANE	
59-810-001-00	TOWER MARINA	08/10/17	\$20,000	WD	VACANT ARMS LENGTH	\$20,000	\$9,800	49.00	\$0	0.0	0.0	0.00	0.00	0.00	40810		
59-810-019-00	TOWER MARINA	05/02/18	\$22,000	WD	VACANT ARMS LENGTH	\$22,000	\$9,800	44.55	\$0	0.0	0.0	0.00	0.00	0.00	40810		
Totals:			\$3,532,300			\$3,507,300	\$1,654,300		\$3,101,025	2,688.8		12.13	12.13				
								Sale. Ratio =>	47.17	Average			Average				
								Std. Dev. =>	9.96	per FF=>	#REF!	per Net Acre=>	#REF!				