

Site View

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-008-100-00	7809 POTTER RD- VIEW	06/18/21	\$225,000	\$225,000	\$46,500	20.67	\$79,630	\$10,300	1.00	1.00	\$79,630
02-008-200-30	Potter RD-VIEW	03/23/23	\$25,000	\$25,000	\$14,200	56.80	\$28,400	\$28,310		1.00	\$28,310
02-008-200-35	7199 POTTER RD- VIEW	03/22/23	\$17,000	\$17,000	\$0	0.00	\$17,000	\$28,310	1.00	1.00	\$17,000
02-008-300-01	11480 CHIPPEWA HWY- View	07/06/21	\$187,000	\$187,000	\$70,900	37.91	\$16,358	\$10,300	1.00	1.00	\$16,358
02-008-300-03	11380 CHIPPEWA HWY-View	07/18/22	\$219,000	\$219,000	\$67,900	31.00	\$98,254	\$13,500	1.00	1.00	\$98,254
02-034-325-10	9013 JOHNSON RD- view	10/14/22	\$25,000	\$25,000	\$21,300	85.20	\$25,000	\$42,600	2.00	1.00	\$12,500
02-561-703-05	SPRUCE RIDGE- View	05/26/21	\$27,900	\$27,900	\$15,000	53.76	\$27,900	\$28,310	1.00	1.00	\$27,900
02-005-350-04	POTTER RD- View	08/17/21	\$32,750	\$32,750	\$16,000	48.85	\$32,750	\$42,465	2.00	1.50	\$16,375
02-005-375-15	7280 POTTER RD- View	06/29/21	\$199,900	\$199,900	\$76,300	38.17	\$38,884	\$42,465	1.50	1.50	\$25,923
02-007-250-05	MILARACH- View	02/04/22	\$75,000	\$75,000	\$24,600	32.80	\$75,000	\$84,930	3.00	3.00	\$25,000
		Totals:	\$1,033,550	\$1,033,550	\$352,700		\$439,176	\$331,490	13.50	13.00	
					Sale. Ratio =>	34.13		Average	Average		Average
					Std. Dev. =>	22.86		per FF=>	per Net Acre=>	32,531.56	per SqFt=>
								Use		32,500.00	

One Acre

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-008-200-30	7199 POTTER RD	03/22/23	\$17,000	\$17,000	\$0	0.00	\$17,000	\$28,310	1.00	1.00	\$17,000
02-034-325-10	9013 JOHNSON RD	10/14/22	\$25,000	\$25,000	\$21,300	85.20	\$25,000	\$42,600	2.00	1.00	\$12,500
02-005-350-04	POTTER RD	08/17/21	\$32,750	\$32,750	\$16,000	48.85	\$32,750	\$42,465	2.00	1.50	\$16,375
Totals:			\$74,750	\$74,750	\$37,300		\$74,750	\$113,375	5.00	3.50	
Sale. Ratio =>						49.90	Average	Average			Average
Std. Dev. =>						42.75	per FF=>	per Net Acre=>		14,950.00	per SqFt=>
									Use	14,950.00	

2-3 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-020-125-02		11/03/21	\$22,000	\$22,000	\$7,000	31.82	\$22,000	\$20,600	2.00	2.00	\$11,000
02-025-125-05	NINE MILE RD	12/28/21	\$5,500	\$5,500	\$5,700	103.64	\$5,500	\$14,775	2.27	2.27	\$2,420
02-025-125-05	NINE MILE RD	12/29/21	\$12,500	\$12,500	\$5,700	45.60	\$12,500	\$14,775	2.27	2.27	\$5,499
02-004-100-07	8799 13 MILE RD	11/26/21	\$28,000	\$28,000	\$7,100	25.36	\$28,000	\$17,485	2.69	2.69	\$10,409
Totals:			\$68,000	\$68,000	\$25,500		\$68,000	\$67,635	9.24	9.24	
Sale. Ratio =>						37.50	Average	Average			Average
Std. Dev. =>						35.70	per FF=>	per Net Acre=>		7,362.49	per SqFt=>
									Use	7,400.00	



