

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Comercial ECF													
2411-06-2401	620 W WEXFORD AV	03/17/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$155,300	73.95	\$272,177	\$67,390	\$142,610	\$301,601	0.473
2312-FP1-01A	10522 N HODENPYLE DAM RD	12/04/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$55,500	92.50	\$76,232	\$15,386	\$44,614	\$89,611	0.498
2312M-V0711	108 W MESICK AV	11/13/20	\$45,000	LC	03-ARM'S LENGTH	\$45,000	\$25,000	55.56	\$51,777	\$851	\$44,149	\$75,001	0.589
MN-CC-04-02	304 W MAIN ST	05/01/20	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$96,500	52.16	\$178,808	\$1,432	\$183,568	\$261,231	0.703
2312M-V1014A	101 W MESICK AV	06/26/19	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$120,800	52.29	\$213,357	\$1,310	\$229,690	\$312,293	0.735
MN-CC-01-02	106 W MAIN ST	11/04/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,200	33.76	\$113,503	\$996	\$124,004	\$165,695	0.748
2112-07-4201	7701 S M-37 HWY	04/30/19	\$187,500	WD	03-ARM'S LENGTH	\$250,000	\$129,100	51.64	\$241,290	\$186,975	\$63,025	\$79,993	0.788
MNT-09-1110	210 WALL ST	05/06/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,900	43.92	\$93,395	\$1,480	\$123,520	\$135,368	0.912
2110-12-4102	5758 E M-55 HWY	07/30/20	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$42,900	41.25	\$79,315	\$985	\$103,015	\$103,066	1.000
Totals:			\$1,272,500			\$1,335,000	\$722,200		\$1,319,854		\$1,058,195	\$1,523,860	
								Sale. Ratio =>	54.10			E.C.F. =>	0.694
								Std. Dev. =>	17.87			Ave. E.C.F. =>	0.716

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TRAILERS													
2412-04-1111	9233 W COUNTY LINE RD	01/01/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$30,500	39.10	\$64,269	\$8,568	\$69,432	\$52,797	1.315
2412-04-1112	9201 W COUNTY LINE RD	01/29/20	\$34,250	WD	03-ARM'S LENGTH	\$34,250	\$21,200	61.90	\$44,657	\$5,880	\$28,370	\$36,755	0.772
2412-26-1104	7919 N 11 RD	07/28/20	\$38,000	OC	03-ARM'S LENGTH	\$38,000	\$22,900	60.26	\$45,717	\$12,790	\$25,210	\$31,210	0.808
2412-27-4108	8331 CREST LN	08/14/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$35,000	31.82	\$68,403	\$7,016	\$102,984	\$58,187	1.770
2412-36-3201	6467 GLENGARY RD	02/18/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,300	34.87	\$152,810	\$67,483	\$82,517	\$80,879	1.020
2412-GA-53	6061 RIVERVIEW RD	06/10/19	\$46,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$46,500	\$21,100	45.38	\$49,689	\$20,693	\$25,807	\$29,467	0.876
Totals:			\$456,750			\$456,750	\$183,000		\$425,545		\$334,320	\$289,296	
								Sale. Ratio =>	40.07				
								Std. Dev. =>	12.87				
											E.C.F. =>	1.156	
											Ave. E.C.F. =>	1.093	

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HOUSES													
2412-01-4107	121 RINGNECK LN	05/17/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,900	41.19	\$174,700	\$38,373	\$121,627	\$119,167	1.021
2412-15-3401	8680 W 8 RD	07/10/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$121,200	38.48	\$232,948	\$76,299	\$238,701	\$160,009	1.492
2412-21-1104	8965 N 7 RD	07/17/19	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$86,400	44.88	\$198,224	\$27,580	\$164,920	\$149,164	1.106
2412-19-3203	8361 N 1 RD	07/22/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,500	42.14	\$66,691	\$18,376	\$51,624	\$42,233	1.222
2412-GA-42	6092 RIVERVIEW RD	07/30/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$88,400	63.14	\$176,750	\$36,000	\$104,000	\$138,533	0.751
2412-01-1203	6365 W COUNTY LINE RD	07/31/19	\$184,500	WD	03-ARM'S LENGTH	\$184,500	\$81,300	44.07	\$185,660	\$10,675	\$173,825	\$152,959	1.136
2412-01-4119	142 RINGNECK LN	08/30/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$75,000	45.45	\$197,278	\$41,557	\$123,443	\$136,120	0.907
2412-04-1103	9061 W COUNTY LINE RD	09/20/19	\$178,400	WD	03-ARM'S LENGTH	\$178,400	\$71,600	40.13	\$156,827	\$10,425	\$167,975	\$127,974	1.313
2412-04-2107	11877 N 5 1/2 RD	10/31/19	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$70,800	31.82	\$156,898	\$10,445	\$212,055	\$128,018	1.656
2412-35-4103-01	7109 W 12 1/2 RD	11/01/19	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$0	0.00	\$117,816	\$6,920	\$129,080	\$96,937	1.332
2412-GA-42	6092 RIVERVIEW RD	02/21/20	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$88,400	53.58	\$194,878	\$36,000	\$129,000	\$138,879	0.929
2412-01-4127	114 QUAIL DR	03/01/20	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$109,000	61.24	\$270,823	\$75,441	\$102,559	\$170,788	0.601
2412-12-4116	121 QUAIL VALLEY DR	03/23/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$77,000	42.78	\$175,626	\$5,995	\$174,005	\$148,279	1.173
2412-19-3102		07/30/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,700	47.70	\$94,796	\$67,790	\$32,210	\$23,607	1.364
2412-27-4113	8416 CREST	08/10/20	\$30,200	WD	03-ARM'S LENGTH	\$30,200	\$18,800	62.25	\$37,434	\$14,393	\$15,807	\$20,141	0.785
2412-01-1206	6263 W COUNTY LINE RD	08/12/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,000	37.62	\$156,274	\$10,170	\$199,830	\$127,713	1.565
2412-31-4101	11182 W M-115 HWY	02/19/21	\$484,000	WD	03-ARM'S LENGTH	\$484,000	\$280,600	57.98	\$592,485	\$113,322	\$370,678	\$380,893	0.973
2412-01-2108	6803 W COUNTY LINE RD	03/05/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$86,200	39.18	\$188,520	\$10,085	\$209,915	\$141,840	1.480
Totals:			\$3,331,100			\$3,331,100	\$1,476,800		\$3,374,628		\$2,721,254	\$2,403,255	
								Sale. Ratio =>	44.33			E.C.F. =>	1.132
								Std. Dev. =>	14.36			Ave. E.C.F. =>	1.156

Parcel Number AG ECF	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2111-01-2301	6402 S 23 1/2 RD	03/09/20	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$111,100	31.74	\$298,098	\$326,267	\$23,733	\$22,099	1.074
2310-01-3101	5297 E 16 RD	10/07/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$159,100	61.19	\$294,929	\$248,353	\$11,647	\$22,187	0.525
2310-11-2201	4114 E 16 RD	12/23/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,900	46.30	\$308,248	\$251,799	\$48,201	\$59,621	0.808
2412-01-1106	6109 W COUNTY LINE RD	05/29/20	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$78,600	29.22	\$258,220	\$252,798	\$16,202	\$13,473	1.203
2412-15-3401	8680 W 8 RD	07/10/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$136,800	43.43	\$264,892	\$205,186	\$76,144	\$64,335	1.184
Totals:			\$1,494,000			\$1,494,000	\$624,500		\$1,424,387		\$175,927	\$181,714	
								Sale. Ratio =>	41.80			E.C.F. =>	0.968
								Std. Dev. =>	12.81			Ave. E.C.F. =>	0.959

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2411-06-2401	620 W WEXFORD AV	03/17/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$155,300	73.95	\$272,177	\$67,390	\$142,610	\$301,601	0.473
2312-FP1-01A	10522 N HODENPYLE DAM RD	12/04/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$55,500	92.50	\$76,232	\$15,386	\$44,614	\$89,611	0.498
2312M-V0711	108 W MESICK AV	11/13/20	\$45,000	LC	03-ARM'S LENGTH	\$45,000	\$25,000	55.56	\$51,777	\$851	\$44,149	\$75,001	0.589
MN-CC-04-02	304 W MAIN ST	05/01/20	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$96,500	52.16	\$178,808	\$1,432	\$183,568	\$261,231	0.703
2312M-V1014A	101 W MESICK AV	06/26/19	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$120,800	52.29	\$213,357	\$1,310	\$229,690	\$312,293	0.735
MN-CC-01-02	106 W MAIN ST	11/04/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,200	33.76	\$113,503	\$996	\$124,004	\$165,695	0.748
2112-07-4201	7701 S M-37 HWY	04/30/19	\$187,500	WD	03-ARM'S LENGTH	\$250,000	\$129,100	51.64	\$241,290	\$186,975	\$63,025	\$79,993	0.788
MNT-09-1110	210 WALL ST	05/06/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,900	43.92	\$93,395	\$1,480	\$123,520	\$135,368	0.912
2110-12-4102	5758 E M-55 HWY	07/30/20	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$42,900	41.25	\$79,315	\$985	\$103,015	\$103,066	1.000

Totals:			\$1,272,500			\$1,335,000	\$722,200		\$1,319,854		\$1,058,195	\$1,523,860	
								Sale. Ratio =>	54.10			E.C.F. =>	0.694
								Std. Dev. =>	17.87			Ave. E.C.F. =>	0.716

Wexford Industrial ECF

Parcel Number	County	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
009-032-015-00	Missaukee	09/30/19	\$160,000	WD	\$160,000	\$140,800	88.00	\$299,193	\$59,475	\$100,525	\$342,454	0.294	15,750	\$6.38
10-068-00-001-02	Wexford	11/24/20	\$731,250	WD	\$731,250	\$361,100	49.38	\$863,473	\$94,522	\$636,728	\$989,641	0.643	52,500	\$12.13
10-110-00-001-00	Wexford	09/16/20	\$200,000	LC	\$200,000	\$70,300	35.15	\$197,769	\$66,651	\$133,349	\$168,749	0.790	12,540	\$10.63
2209-SSA0112	Wexford	03/06/20	\$465,000	WD	\$465,000	\$292,900	62.99	\$487,572	\$46,414	\$418,586	\$567,771	0.737	14,594	\$28.68
09 028 042 00	Osceola	8/17/2020	\$90,000	WD	\$90,000	\$54,400	60.44		\$30,596	\$59,404	\$117,571	0.505		
13 022 007 20	Osceola	2/5/2021	\$150,000	WD	\$150,000	\$47,100	31.40		\$17,655	\$132,345	\$105,633	1.253		
14 002 005 02	Osceola	3/23/2021	\$110,000	LC	\$110,000	\$24,600	22.36		\$17,178	\$92,822	\$87,551	1.060		
51 604 001 00	Osceola	1/18/2021	\$4,250,000	WD	\$4,250,000	\$2,062,100	48.52		\$277,197	\$3,972,803	\$4,982,681	0.797		
										\$5,546,562	\$7,362,051	0.753		