

Industrial land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	
10-068-00-003-00	509 FIFTH ST	10/08/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$98,700	70.50	\$128,726	\$93,083	\$81,809	0.0	0.0	3.08	3.08	#DIV/0!	\$30,232	\$0.69	580.00	3	691/764	
10-108-00-007-06	1008 SIXTH ST	10/07/22	\$1,350,000	MLC	03-ARM'S LENGTH	\$1,350,000	\$366,200	27.13	\$808,751	\$745,053	\$203,804	0.0	0.0	7.91	7.91	#DIV/0!	\$94,191	\$2.16	450.00	3	694/159	
2209-21-3204	3569 S 41 RD	05/20/22	\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$513,500	102.70	\$980,853	\$268,998	\$749,851	1,084.4	2244.0	35.04	25.01	\$248	\$7,677	\$0.18	807.00	3	693/454	
2312-12-1105	4811 INDUSTRIAL DR	10/29/21	\$615,000	WD	03-ARM'S LENGTH	\$415,000	\$115,600	27.86	\$312,289	\$188,006	\$85,295	374.0	374.0	3.49	3.49	\$503	\$53,870	\$1.24	374.00	IND	691/1304	
MN-MN-I-P-12	641 RW HARRIS INDUSTRIAL DR	02/01/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$27,900	27.90	\$95,999	\$41,760	\$37,759	100.0	619.0	1.42	1.42	\$418	\$29,388	\$0.67	100.00	IND	692/276	
Totals:			\$2,705,000			\$2,505,000	\$1,121,900		\$2,326,618	\$1,336,900	\$1,158,518	1,558.4		50.94	40.91							
							Sale. Ratio =>	44.79				Average per FF=>	\$858		Average per Net Acre=>	26,244.09		Average per SqFt=>	\$0.60			
							Std. Dev. =>	34.25				USED	\$	858								

Use .60 per sq ft