

Clam Lake Commercial Acreage

| 7-10 Acres | | | | | | | | | | | | |
|---|-----------|--------------------|--------------------|----------|------------------|--------------|-------|----------------|--------------|------------|--------------|--------------|
| Parcel Number | Sale Date | Asd. when Sold | Sale Price | ratio | land value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
| 11-010-011-00 | 10/10/22 | \$49,000 | \$185,000 | 0.2649 | \$18,417 | | | 7.34 | 8.39 | #DIV/0! | \$2,509 | \$0.06 |
| 11-010-011-00 | 10/10/22 | \$49,000 | \$185,000 | 0.2649 | \$18,417 | | | 7.34 | | | \$2,509 | \$0.06 |
| 2109-LKG-01 | 05/06/21 | \$348,500 | \$700,000 | 0.4979 | \$161,227 | 710.0 | 453.0 | 7.38 | 7.38 | \$227 | \$21,835 | \$0.50 |
| 03 005 017 02 | Oct-21 | | \$45,000 | | \$45,000 | | | 9.00 | | #DIV/0! | \$5,000 | \$0.11 |
| 13-024-014-01 | 10/15/21 | \$63,000 | \$235,000 | 0.2681 | \$44,494 | | | 12.83 | | | \$3,467 | \$0.08 |
| 06 006 010 10 | Feb-22 | | \$75,000 | | \$75,000 | | | 18.50 | | #DIV/0! | \$4,054 | \$0.09 |
| 007-035-005-00 | Aug-22 | \$28,300 | \$80,000 | 0.3538 | \$80,000.00 | | | 9.06 | | #DIV/0! | \$8,828 | \$0.20 |
| 11-022-034-50 | 08/01/22 | \$113,200 | \$320,000 | 0.3538 | \$56,351 | | | 9.34 | 9.34 | #DIV/0! | \$6,033 | \$0.14 |
| 11-022-034-50 | 08/01/22 | \$113,200 | \$320,000 | 0.3538 | \$56,351 | | | 9.34 | | | \$6,033 | \$0.14 |
| 005-007-026-85 | Sep-21 | \$34,000 | \$100,000 | 0.3400 | \$80,449 | | | 9.71 | | #DIV/0! | \$8,285 | \$0.19 |
| Totals: | | \$798,200 | \$2,170,000 | | \$635,706 | 710.0 | | 99.85 | 25.12 | | | |
| | | Sale. Ratio => | | #REF! | | | | Average | | | Average | |
| | | Std. Dev. => | | 24996.23 | | \$895 | | per Net Acre=> | 6,366.61 | | per SqFt=> | \$0.15 |
| | | | | | | | | using | 6,000.00 | | | |
| 20-30 Acres | | | | | | | | | | | | |
| Parcel Number | Sale Date | Asd. when Sold | Sale Price | ratio | land value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
| 09 028 420 50 | Mar-22 | | \$60,000 | | \$60,000 | | | 21.00 | | #DIV/0! | \$2,857 | \$0.07 |
| 2109-27-2301-02 | 06/18/21 | \$21,500 | \$70,000 | 0.3071 | \$70,000 | 0.0 | 0.0 | 24.44 | 24.44 | #DIV/0! | \$2,864 | \$0.07 |
| Totals: | | \$21,500 | \$70,000 | | \$130,000 | 0.0 | | 45.44 | 24.44 | | | |
| | | Sale. Ratio => | | #REF! | | | | Average | | | Average | |
| | | Std. Dev. => | | 42426.19 | | #DIV/0! | | per Net Acre=> | 2,860.92 | | per SqFt=> | \$0.07 |
| | | | | | | | | Use | 2,800.00 | | | |
| 30-40 | | | | | | | | | | | | |
| Parcel Number | Sale Date | Asd. when Sold | Sale Price | ratio | land value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
| 015-008-001-10 | Mar-22 | | \$88,000 | 0.0000 | \$85,800 | | | 39.00 | | #DIV/0! | \$2,200 | \$0.05 |
| 015-008-001-20 | Jan-22 | | \$88,000 | 0.0000 | \$85,800 | | | 39.00 | | #DIV/0! | \$2,200 | \$0.05 |
| 007-011-004-00 | Jul-21 | \$36,600 | \$120,000 | 0.3050 | \$119,145 | | | 39.05 | | #DIV/0! | \$3,051 | \$0.07 |
| 012-017-003-50 | Dec-21 | \$61,800 | \$166,000 | 0.3723 | \$166,000 | | | 39.50 | | #DIV/0! | \$4,203 | \$0.10 |
| Totals: | | \$98,400 | \$462,000 | | \$456,745 | 0.0 | | 156.55 | 0.00 | | | |
| | | Sale. Ratio => | | #REF! | | | | Average | | | Average | |
| | | Std. Dev. => | | 0.20 | | #DIV/0! | | per Net Acre=> | 2,917.57 | | per SqFt=> | \$0.07 |
| | | | | | | | | 30.00 | 2,900.00 | | | |
| | | | | | | | | 40.00 | 2,900.00 | | | |
| Parcel Number | Sale Date | Asd. when Sold | Sale Price | ratio | land value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
| 009-023-007-00 | Feb-22 | \$115,600 | \$283,500 | 0.4078 | \$236,211 | | | 58.00 | | #DIV/0! | \$4,073 | \$0.09 |
| 014-018-008-00 | Sep-22 | \$124,900 | \$200,000 | 0.6245 | \$196,200 | | | 77.00 | | #DIV/0! | \$2,548 | \$0.06 |
| 013-025-005-50 013-025-006-00 013-025-009-00 013-026-015-00 | Apr-22 | \$889,300 | \$1,610,500 | 0.5522 | \$511,520 | | | 206.13 | | #DIV/0! | \$2,482 | \$0.06 |
| Totals: | | \$1,129,800 | \$2,094,000 | | \$943,931 | 0.0 | | 341.13 | 0.00 | | | |
| | | Sale. Ratio => | | #REF! | | | | Average | | | Average | |
| | | Std. Dev. => | | 0.11 | | #DIV/0! | | per Net Acre=> | 2,767.08 | | per SqFt=> | \$0.06 |
| | | | | | | | | 50.00 | 2,800.00 | | | |
| | | | | | | | | 100.00 | 2,800.00 | | | |

