

COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Aid/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Despr.
10-086-00-181-02	105 S MITCHELL ST	12/29/21	\$460,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$460,000	\$279,700	60.80	\$603,598	\$50,991	\$409,009	\$560,107	0.730	16,920	\$24.17	2	13.5522		\$50,991	No	/ /	10-086-00-181-00, 10-086-00-181-01	CITY COMMERCIAL PARCELS	201	0
2209-28-4411	613 E 13TH ST	04/23/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,800	41.70	\$181,085	\$84,907	\$80,093	\$103,864	0.771	5,580	\$14.35	2	9.4622	SWT/DWT	\$22,947	No	/ /		HARING COMMERCIAL	201	35
2109-LK-01	6540 E M-115 HWY	05/06/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$448,500	49.79	\$763,133	\$134,314	\$185,086	\$484,686	0.796	16,716	\$23.07	2	7.0012	LOG	\$224,940	No	/ /		CLAM LAKE, CHERRY GROVE AND SELMA	201	45
10-051-00-136-01	300 PEASE ST	10/18/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$646,100	43.69	\$1,444,694	\$101,489	\$1,148,511	\$1,343,205	0.855	25,248	\$45.49	2	1.0703	DEFLT	\$70,151	No	/ /		CITY COMMERCIAL PARCELS	201	0
2209-WLP-06	7110 E 34 RD	03/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$149,700	56.49	\$281,015	\$62,987	\$202,013	\$235,451	0.858	12,768	\$15.82	2	0.7774		\$62,987	No	/ /		HARING COMMERCIAL	201	0
2209-28-1103-02	707 WORKS AV	11/29/21	\$1,005,000	WD	03-ARM'S LENGTH	\$1,005,000	\$257,100	25.58	\$1,033,172	\$396,380	\$608,620	\$687,680	0.885	21,008	\$28.97	2	1.9277		\$388,692	No	/ /		HARING COMMERCIAL	201	0
2209-18-4202	2745 S MACKINAW TRL	10/25/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$36,300	47.14	\$79,854	\$11,284	\$65,716	\$74,050	0.887	2,438	\$26.95	2	2.1702	CHALET	\$6,000	No	/ /		ACREAGES	201	47
2209-04-4803	3841 WALKER AV	06/07/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,500	41.49	\$238,451	\$109,727	\$131,273	\$145,490	0.902	4,608	\$28.49	2	3.6524		\$103,727	No	/ /		HARING COMMERCIAL	201	0
2209-GA-0225	165 ROBERTS ST	10/28/21	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$42,700	78.35	\$55,344	\$7,057	\$47,443	\$52,146	0.910	1,600	\$29.65	2	4.4059		\$7,057	No	/ /		HARING COMMERCIAL	201	0
2209-28-4213	1451 HANTHORN ST	09/23/22	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$201,600	39.46	\$514,274	\$164,439	\$351,561	\$377,792	0.911	6,200	\$56.70	2	6.4813		\$88,862	Yes	09/28/23		HARING COMMERCIAL	201	0
2209-SAE-48-03	1556 HANTHORN ST	04/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,200	39.68	\$238,436	\$89,740	\$160,260	\$160,579	0.998	4,000	\$40.07	2	13.2258		\$86,148	Yes	10/02/23		HARING COMMERCIAL	201	0
Totals:						\$4,977,500	\$2,125,200		\$5,433,056		\$3,590,185	\$4,225,049													
						Sale Ratio =>	42.78	E.C.F. =>						0.850	Std. Deviation=>						0.076293503				
						Std. Dev. =>	13.80	Ave. E.C.F. =>						0.866	Ave. Variance=>						5.7933	Coefficient of Var=>		6.691649858	
								USE						0.850											

10-086-00-279-00	209 S SHELBY ST	09/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$41,600	48.94	\$110,314	\$42,207	\$42,793	\$73,550	0.582	942	\$45.43	2	28.3932		\$40,710	No	/ /		CITY COMMERCIAL PARCELS	201	0
10-086-00-163-00	101 E HARRIS ST	06/23/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$213,600	53.40	\$603,772	\$65,580	\$334,420	\$541,676	0.617	18,018	\$18.56	2	24.8376		\$63,480	No	/ /	10-086-00-172-00	CITY COMMERCIAL PARCELS	201	39
2209-31-4304	6621 W DIVISION ST	08/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,300	37.84	\$163,568	\$30,226	\$94,774	\$143,998	0.658	9,664	\$9.81	2	20.7593		\$30,226	No	/ /		HARING COMMERCIAL	201	0
2209-29-3008	4675 S 39 RD	08/25/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$549,000	54.90	\$1,331,279	\$127,015	\$872,985	\$1,300,501	0.671	25,304	\$34.50	2	19.4488		\$95,919	Yes	10/02/23		HARING COMMERCIAL	201	0
2209-28-107-02	8966 E 34 RD	03/23/21	\$5,963,000	CD	03-ARM'S LENGTH	\$2,198,200	\$2,198,200	36.88	\$5,592,278	\$857,152	\$5,105,848	\$5,113,527	0.998	49,200	\$103.78	2	13.2742		\$857,152	No	/ /		HARING COMMERCIAL	201	0
10-086-00-129-00	300 N LAKE ST	11/12/21	\$840,000	CD	03-ARM'S LENGTH	\$490,000	\$142,800	29.14	\$449,985	\$152,216	\$337,784	\$321,565	1.050	2,325	\$145.28	2	18.4682		\$129,563	No	/ /		CITY COMMERCIAL PARCELS	201	0
2209-29-4306	1030 W 13TH ST	06/29/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,100	34.07	\$158,716	\$124,815	\$25,185	\$36,610	0.688	3,008	\$8.37	2	17.7832		\$124,146	Yes	10/02/23		HARING COMMERCIAL	201	0
2209-34-2311	1156 PLETT RD	04/21/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$161,600	53.87	\$381,176	\$64,434	\$235,566	\$342,054	0.689	6,600	\$35.69	2	17.7075		\$23,940	Yes	10/02/23		HARING COMMERCIAL	201	0
10-104-00-020-00	6080 E M-55 HWY	10/18/21	\$900,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$900,000	\$255,700	29.08	\$809,401	\$375,309	\$224,600	\$403,809	1.111	13,677	\$36.36	2	06.241	CHALET	\$356,431	No	/ /	10-104-00-016-00	CITY COMMERCIAL PARCELS	201	88
10-084-00-063-00	1129 N MITCHELL ST	12/20/22	\$220,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$87,200	39.64	\$236,856	\$163,428	\$56,572	\$43,920	1.288	1,680	\$33.67	2	42.2311		\$134,550	No	/ /	10-084-00-065-00	CITY COMMERCIAL PARCELS	201	0
2109-09-1402	7296 S US 131 HWY	10/08/21	\$800,001	MLC	19-MULTI PARCEL ARM'S LENGTH	\$800,001	\$212,300	26.54	\$659,594	\$125,337	\$674,664	\$520,672	1.296	15,064	\$44.79	2	43.0001		\$116,393	No	/ /	2109-09-1403	CITY COMMERCIAL PARCELS	201	0
2109-10-3202	7555 S US 131 HWY	04/12/22	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$550,200	27.51	\$1,816,271	\$810,349	\$1,189,651	\$1,086,309	1.095	29,462	\$40.38	2	22.9375		\$644,300	Yes	09/25/23		CLAM LAKE, CHERRY GROVE AND SELMA	201	0
10-086-00-150-00	214 N MITCHELL ST	12/15/22	\$675,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$675,000	\$253,300	37.23	\$666,710	\$69,000	\$606,000	\$537,484	1.127	15,666	\$38.68	2	26.3720		\$69,000	No	/ /	10-086-00-149-00	CITY COMMERCIAL PARCELS	201	0

