

Unit Clearwater

Code	Description						
		Residential	Townhomes/Duplexes	Mobile Home	Agricultural	Commercial	Industrial
1001	Agricultural	0.98	0.78	1.32	0.75	0.83	1.00
2001	Commercial	0.87	0.78	1.32	0.93	0.83	1.00
2002	Comm Storage Units	1.00	1.00	1.32	0.93	0.83	1.00
4001	Acreage 1	1.02	0.78	1.32	0.93	0.83	1.00
4002	Acreage 2	1.14	0.77	1.32	0.93	0.83	1.00
4010	Torch Lake	1.40	0.78	1.32	0.93	0.83	1.00
4020	Torch River	1.45	0.78	1.32	0.93	0.83	1.00
4030	Bayou Torch River	1.48	0.78	1.32	0.93	0.83	1.00
4040	Skegemog Lake	1.51	0.78	1.32	0.93	0.83	1.00
4050	Rapid River East	1.19	0.78	1.32	0.93	0.83	1.00
4060	Rapid River West	1.25	0.77	1.32	0.93	0.83	1.00
4100	Off Water Lots & Subs	1.20	0.78	1.32	0.93	0.83	1.00
4200	Interior Subs	0.93	0.78	1.32	0.93	0.83	1.00

4010 Torch Lake Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
004-004-028-00	5920 CRYSTAL BCH RD NW	07/08/19	\$530,500	WD	WATERFRONT IMP	\$530,500	\$497,723	\$362,777	\$330,000	60.0	0.0	\$6,046	60.00
004-006-009-00	7230 CRYSTAL BCH RD NW	10/26/18	\$559,900	WD	WATERFRONT IMP	\$559,900	\$505,160	\$417,740	\$363,000	66.0	0.0	\$6,329	66.00
004-450-006-00	7636 CRYSTAL BCH RD NW	11/04/19	\$489,900	WD	WATERFRONT IMP	\$489,900	\$497,236	\$355,664	\$363,000	66.0	0.0	\$5,389	66.00
004-226-003-00	6284 CRYSTAL BCH RD NW	05/18/18	\$460,000	WD	WATERFRONT IMP	\$460,000	\$512,185	\$360,315	\$412,500	75.0	0.0	\$4,804	75.00
004-226-003-00	6284 CRYSTAL BCH RD NW	02/21/20	\$525,000	WD	WATERFRONT IMP	\$525,000	\$512,185	\$425,315	\$412,500	75.0	0.0	\$5,671	75.00
004-451-010-00	7410 CRYSTAL BCH RD NW	01/15/19	\$514,480	WD	WATERFRONT IMP	\$514,480	\$520,454	\$417,526	\$423,500	77.0	0.0	\$5,422	77.00
								\$2,339,337		419.0			
								Average per FF=>		5,583.1			
004-226-022-00	6430 CRYSTAL BCH RD NW	08/10/18	\$775,000	WD	WATERFRONT IMP	\$775,000	\$666,729	\$588,271	\$480,000	96.0	0.0	\$6,128	96.00
004-228-010-00	6876 CRYSTAL BCH RD NW	12/30/19	\$897,250	WD	IMPROVED	\$897,250	\$865,642	\$531,608	\$500,000	100.0	0.0	\$5,316	100.00
Totals:			\$4,752,030			\$4,752,030	\$4,577,314	\$1,119,879	\$980,000	196.0			
								Average per FF=>		\$5,714			

Used 5500/ff for <80'
Used 5700/ff for standard 100' lot

4100 Off Water Hoiles Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Notes
004-022-105-07	4635 PANORAMA DR NW	02/04/21	\$70,000	WD	VACANT	\$70,000	\$50,000	71.43	\$100,000	\$70,000	Hidden Hills
004-030-003-26	5133 MEADOWLARK LN NW	06/26/20	\$489,900	WD	IMPROVED	\$489,900	\$195,600	39.93	\$387,689	\$175,719	View Lot
004-030-003-27	5025 MEADOWLARK LN NW	11/08/19	\$83,000	WD	VACANT	\$83,000	\$37,600	45.30	\$73,853	\$83,000	View Lot
004-150-038-00	7970 WAHBASEE LN NW	02/14/20	\$280,000	WD	IMPROVED	\$280,000	\$76,400	27.29	\$152,107	\$187,893	View Lot
004-175-043-00		04/11/19	\$52,000	WD	VACANT	\$52,000	\$15,000	28.85	\$30,000	\$52,000	Standard Lot
Totals:			\$974,900			\$974,900	\$374,600		\$743,649	\$568,612	
								Sale. Ratio =>	38.42		
								Std. Dev. =>	17.81		

Conclusions:

Hidden Hills	70,000
Standard Lot	50000
View Lot	92400

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
004-375-004-00	8937 VALLEY RD NW	12/01/20	\$29,500	WD	IMPROVED	\$29,500	\$23,400	79.32	\$49,306	(\$17,306)
004-375-019-00	8890 VALLEY RD NW	11/26/18	\$115,000	WD	DOUBLEWIDE	\$115,000	\$43,000	37.39	\$93,367	\$24,133
004-375-019-00	8890 VALLEY RD NW	11/25/20	\$132,600	WD	IMPROVED	\$132,600	\$46,100	34.77	\$93,367	\$41,733
Totals:			\$277,100			\$277,100	\$112,500		\$236,040	\$48,560
								Sale. Ratio =>	40.60	
								Std. Dev. =>	25.00	

Standard Lot 430 - 137

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
004-009-037-10	5953 MAIN ST NW	11/30/18	\$114,000	WD	DOUBLEWIDE	\$114,000	\$45,200	39.65	\$97,966	\$25,534
004-009-037-10	5953 MAIN ST NW	09/23/20	\$120,000	WD	DOUBLEWIDE	\$120,000	\$48,400	40.33	\$97,966	\$31,534
004-009-037-30	5909 MAIN ST NW	07/24/20	\$144,900	WD	IMPROVED	\$144,900	\$56,900	39.27	\$114,758	\$39,642
004-009-037-50	5841 MAIN ST NW	10/29/20	\$13,000	WD	VACANT	\$13,000	\$4,800	36.92	\$9,500	\$13,000
004-009-137-04		11/20/20	\$12,500	WD	VACANT	\$12,500	\$4,800	38.40	\$9,500	\$12,500
Conclusion: 12,000 site value										

Standard 300-485-535

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
004-485-063-00	9861 PINE CIR DR NW	09/11/20	\$150,000	WD	DOUBLEWIDE	\$150,000	\$45,000	30.00	\$87,633	\$75,367
004-300-003-00	4450 WILHELM RD NW	12/18/20	\$151,000	WD	IMPROVED	\$151,000	\$59,400	39.34	\$121,418	\$36,082
004-485-101-00	9464 PINE CIR DR NW	08/06/19	\$84,000	WD	IMPROVED	\$84,000	\$41,000	48.81	\$87,426	\$3,074
004-485-111-00	9638 PINE CIR DR NW	09/27/18	\$167,500	WD	IMPROVED	\$167,500	\$60,600	36.18	\$145,574	\$34,926
004-485-113-00	9680 PINE CIR DR NW	04/19/19	\$130,000	WD	IMPROVED	\$130,000	\$53,700	41.31	\$124,889	\$11,611
004-485-115-00	9704 PINE CIR DR NW	03/15/19	\$185,000	WD	IMPROVED	\$185,000	\$67,900	36.70	\$158,234	\$33,266
004-485-129-00	9926 PINE CIR DR NW	04/24/18	\$69,000	WD	IMPROVED	\$69,000	\$28,700	41.59	\$62,564	\$12,936
004-485-096-00	9392 PINE CIR DR NW	11/20/20	\$120,000	WD	MOBILE HOME	\$120,000	\$40,500	33.75	\$82,205	\$44,295
004-485-048-00	9637 PINE CIR DR NW	03/27/20	\$17,000	WD	VACANT	\$17,000	\$10,500	61.76	\$20,777	\$17,000
004-485-049-00	9651 PINE CIR DR NW	03/27/20	\$17,000	WD	VACANT	\$17,000	\$10,500	61.76	\$20,777	\$17,000
004-485-050-00	9665 PINE CIR DR NW	03/27/20	\$17,000	WD	VACANT	\$17,000	\$10,500	61.76	\$20,777	\$17,000
004-485-057-00	9747 PINE CIR DR NW	07/06/20	\$7,500	WD	VACANT	\$7,500	\$3,300	44.00	\$6,500	\$7,500
004-485-058-00	9757 PINE CIR DR NW	07/21/20	\$7,500	WD	VACANT	\$7,500	\$3,300	44.00	\$6,500	\$7,500
004-485-060-00	9811 PINE CIR DR NW	05/15/20	\$12,000	WD	VACANT	\$4,000	\$9,900	247.50	\$19,500	\$4,000
004-485-061-00	9825 PINE CIR DR NW	05/15/20	\$12,000	WD	VACANT	\$4,000	\$9,900	247.50	\$19,500	\$4,000
004-485-062-00	9839 PINE CIR DR NW	05/15/20	\$12,000	WD	VACANT	\$4,000	\$9,900	247.50	\$19,500	\$4,000
004-485-106-00	9586 PINE CIR DR NW	06/12/20	\$5,000	WD	VACANT	\$5,000	\$3,300	66.00	\$6,500	\$5,000
004-485-108-00	9614 PINE CIR DR NW	10/18/19	\$6,700	LC	VACANT	\$6,700	\$3,300	49.25	\$6,500	\$6,700
004-485-124-00	9858 PINE CIR DR NW	07/01/20	\$7,000	WD	VACANT	\$7,000	\$3,300	47.14	\$6,500	\$7,000

Conclusion: \$6,500 site value

Conclusion: \$6,500 for the "375" group since parcels are most like the 300-485-535 group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Land Table
004-005-007-21	9602 MAPLE ST NW	06/09/20	\$352,000	WD	IMPROVED	\$352,000	\$177,600	\$62,088	3.93	\$15,798	\$0.36	3151170	4300 OFF WATER SUB TL & TR AREA
004-004-040-50	5907 E TORCH OAKS NW	09/23/19	\$62,000	WD	VACANT	\$62,000	\$11,400	\$28,944	5.00	\$5,789	\$0.13	3147604	4300 OFF WATER SUB TL & TR AREA
004-004-040-60		05/21/19	\$64,000	WD	VACANT	\$64,000	\$11,400	\$64,000	5.00	\$12,800	\$0.29	3145569	4300 OFF WATER SUB TL & TR AREA
004-007-025-00		04/03/18	\$35,000	WD	VACANT	\$35,000	\$12,500	\$35,000	5.00	\$7,000	\$0.16	3140037	4300 OFF WATER SUB TL & TR AREA
004-005-007-22	MAPLE ST NW	05/07/19	\$39,000	WD	VACANT	\$39,000	\$0	\$39,000	6.09	\$6,404	\$0.15	3145375	4300 OFF WATER SUB TL & TR AREA
004-007-023-20		05/11/20	\$69,000	WD	VACANT	\$69,000	\$14,400	\$69,000	9.19	\$7,508	\$0.17	3150609	4300 OFF WATER SUB TL & TR AREA
004-004-035-00	5925 CRYSTAL BCH RD NW	06/07/19	\$162,000	WD	IMPROVED	\$162,000	\$64,100	\$90,169	17.70	\$5,093	\$0.12	3145768	4300 OFF WATER SUB TL & TR AREA

Acreage	Value	Price/Acre
1	29000	29000
1.5	35000	23333
2	37000	18500
2.5	37500	15000
3	39800	13267
4	40000	10000
5	42600	8520
7	59500	8500
10	70000	7000
15	80000	5333
20	96000	4800
25	115000	4600
30	135000	4500
40	160000	4000
50	200000	4000
100	320000	3200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Other Parcels in Sale	Land Table
004-021-006-15	6981 RAPID CITY RD NW	06/14/19	\$12,000	WD	VACANT	\$12,000	\$12,000	1.78	0.00	\$6,734	4001		4001 ACREAGE
004-004-059-17	RAPID CITY RD NW	08/23/19	\$22,500	WD	VACANT	\$22,500	\$22,500	3.13	3.13	\$7,188	4001		4001 ACREAGE
004-012-005-30	2112 PLUM VALLEY RD NW	03/12/19	\$170,000	WD	IMPROVED	\$170,000	\$56,077	5.00	5.00	\$11,215	4001		4001 ACREAGE
004-015-031-05	4531 WILHELM RD NW	01/30/19	\$187,000	WD	IMPROVED	\$187,000	\$43,317	5.00	5.00	\$8,663	4001		4001 ACREAGE
004-015-038-27		11/06/19	\$32,000	WD	IMPROVED	\$32,000	\$23,457	5.00	5.00	\$4,691	4001		4001 ACREAGE
004-023-015-05	3042 MORRISON RD NW	06/29/18	\$230,000	WD	IMPROVED	\$230,000	\$23,853	5.00	5.00	\$4,771	4001		4001 ACREAGE
004-026-017-10	5072 WAY RD NW	12/17/18	\$133,000	WD	IMPROVED	\$133,000	\$52,481	5.00	5.00	\$10,496	4001		4001 ACREAGE
004-036-004-60	2721 HILL RD NW	05/21/19	\$210,000	WD	IMPROVED	\$210,000	\$33,673	5.00	5.00	\$6,735	4001		4001 ACREAGE
004-028-016-11	5328 S AMIDON RD NW	11/01/19	\$115,000	WD	IMPROVED	\$115,000	\$30,845	5.01	5.01	\$6,157	4001		4001 ACREAGE
004-012-017-01	8439 DUNDAS RD NW	11/01/19	\$194,500	WD	IMPROVED	\$194,500	\$70,145	5.77	5.77	\$12,167	4001		4001 ACREAGE
004-005-038-05	6534 W PLUM VALLEY RD NW	06/29/18	\$165,100	WD	IMPROVED	\$165,100	\$33,522	5.95	2.77	\$5,631	4001	004-005-038-04	4001 ACREAGE
004-015-035-65	7496 ROUND LK RD NW	02/07/19	\$90,000	WD	MOBILE HOME	\$90,000	\$27,186	5.00	5.00	\$5,437	4001		4001 ACREAGE
004-015-037-55		08/09/19	\$22,500	WD	VACANT	\$22,500	\$22,500	5.00	5.00	\$4,500	4001		4001 ACREAGE
004-008-072-01	8275 ROUND LK RD NW	10/05/18	\$22,000	WD	VACANT	\$22,000	\$22,000	5.10	5.10	\$4,314	4001		4001 ACREAGE
004-026-013-14		05/31/19	\$18,900	WD	VACANT	\$18,900	\$18,900	5.24	5.24	\$3,607	4001		4001 ACREAGE
004-004-011-20		07/03/18	\$34,400	WD	VACANT	\$34,400	\$34,400	5.36	5.36	\$6,418	4001		4001 ACREAGE
								20.70		\$4,725			
004-008-069-00	6063 HARPER RD NW	07/15/19	\$140,000	WD	IMPROVED	\$140,000	\$35,678	7.26	7.26	\$4,914	4001		4001 ACREAGE
004-026-006-06	5665 DEER RUN WAY NW	02/12/20	\$330,000	WD	IMPROVED	\$330,000	\$81,204	7.80	7.80	\$10,411	4001		4001 ACREAGE
004-022-014-20	6030 GILLET RD NW	10/01/19	\$158,900	WD	IMPROVED	\$158,900	\$27,582	8.25	8.25	\$3,343	4001		4001 ACREAGE
004-011-007-00	8617 RUTTAN RD NW	10/25/18	\$121,000	WD	IMPROVED	\$121,000	\$65,221	10.00	10.00	\$6,522	4001		4001 ACREAGE
004-021-013-10	5178 MORRISON RD NW	12/18/19	\$215,000	WD	IMPROVED	\$215,000	\$14,731	10.00	10.00	\$1,473	4001		4001 ACREAGE
004-026-005-10	3285 MORRISON RD NW	06/13/18	\$117,500	WD	IMPROVED	\$117,500	\$50,227	10.00	10.00	\$5,023	4001		4001 ACREAGE
004-036-010-35	4378 BROCKMIER RD NW	10/31/19	\$174,500	WD	IMPROVED	\$174,500	\$72,544	10.00	10.00	\$7,254	4001		4001 ACREAGE
004-001-001-20		03/28/19	\$26,000	WD	VACANT	\$26,000	\$26,000	10.00	10.00	\$2,600	4001		4001 ACREAGE
004-001-009-06		09/12/19	\$18,500	WD	VACANT	\$18,500	\$18,500	10.00	10.00	\$1,850	4001		4001 ACREAGE
004-022-014-30	4228 MORRISON RD NW	09/14/18	\$30,000	WD	VACANT	\$30,000	\$30,000	10.00	10.00	\$3,000	4001		4001 ACREAGE
004-034-019-40	4886 TOWNLINE RD NW	01/24/20	\$50,000	WD	VACANT	\$50,000	\$50,000	10.09	10.09	\$4,955	4001		4001 ACREAGE
004-015-018-01	4762 WILHELM RD NW	08/08/18	\$38,000	WD	VACANT	\$38,000	\$38,000	10.53	10.53	\$2,559	4001		4001 ACREAGE
004-034-001-12		05/23/19	\$20,000	WD	VACANT	\$20,000	\$20,000	10.62	10.62	\$1,883	4001		4001 ACREAGE
004-026-013-15	5448 WAY RD NW	05/17/19	\$34,000	WD	VACANT	\$34,000	\$12,619	11.00	11.00	\$1,147	4001		4001 ACREAGE
								72.24		\$2,563			
004-012-118-10	8161 GROSBEAK DR NW	01/24/20	\$59,900	WD	VACANT	\$59,900	\$59,900	18.52	18.52	\$3,234	4001		4001 ACREAGE
004-013-009-00		08/21/18	\$45,000	WD	VACANT	\$45,000	\$45,000	20.00	20.00	\$2,250	4001		4001 ACREAGE
004-024-016-00		04/13/18	\$29,500	WD	VACANT	\$29,500	\$29,500	20.00	20.00	\$1,475	4001		4001 ACREAGE
004-021-014-00	6323 RAPID CITY RD NW	04/19/19	\$56,000	WD	IMPROVED	\$56,000	\$28,650	25.00	25.00	\$1,146	4001		4001 ACREAGE
004-001-004-00		10/26/18	\$51,000	WD	VACANT	\$51,000	\$51,000	30.00	9.81	\$1,700	4001	004-001-004-15, 004-001-004-16	4001 ACREAGE
004-024-012-00	2674 MORRISON RD NW	03/09/20	\$215,000	WD	IMPROVED	\$215,000	\$123,577	30.00	20.00	\$4,119	4001	004-024-012-20	4001 ACREAGE
004-025-014-11		09/11/18	\$58,000	WD	VACANT	\$58,000	\$58,000	32.26	5.01	\$1,798	4001	004-025-014-12, 004-025-014-25, 004-025-014-11	4001 ACREAGE
004-012-014-20	8134 RUTTAN RD NW	06/28/19	\$205,000	WD	IMPROVED	\$205,000	\$81,733	34.02	34.02	\$2,403	4001		4001 ACREAGE
004-014-003-00	7872 KELLOGG RD NW	08/24/18	\$238,000	WD	IMPROVED	\$238,000	\$173,362	36.00	36.00	\$4,816	4001		4001 ACREAGE
004-009-003-05	RAPID CITY RD NW	03/27/20	\$95,000	WD	VACANT	\$95,000	\$95,000	38.93	15.65	\$2,440	4001	004-009-003-03, 004-009-003-04	4001 ACREAGE
004-025-005-00		06/20/19	\$78,000	WD	VACANT	\$78,000	\$78,000	40.00	40.00	\$1,950	4001		4001 ACREAGE
004-012-009-02	8790 RUTTAN RD NW	06/10/19	\$189,900	WD	IMPROVED	\$189,900	\$92,301	58.64	58.64	\$1,574	4001		4001 ACREAGE
004-022-003-00		07/29/19	\$280,000	WD	VACANT	\$280,000	\$280,000	161.50	80.00	\$1,734	4001	004-022-001-00, 004-015-038-10	4001 ACREAGE
Totals:			\$4,721,600			\$4,721,600	\$2,538,104	850.70	590.58				
								Average per Net Acre>>	2,983.56	Average per SqFt>>			

004-005-005-01	3495 MORRISON RD NW	06/11/19	\$265,000	WD	IMPROVED	\$265,000	\$107,956	10.00	10.00	\$10,796	4001	4001 ACREAGE
004-014-017-03	7772 VALLEY RD NW	04/27/18	\$137,000	WD	IMPROVED	\$137,000	\$28,008	28.51	28.51	\$982	4001	4001 ACREAGE
004-026-002-00	3035 MORRISON RD NW	05/30/19	\$205,000	WD	IMPROVED	\$205,000	\$76,928	3.20	3.20	\$24,040	4001	4001 ACREAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
004-033-005-25		02/03/21	\$9,000	WD	VACANT	\$9,000	\$9,600	\$9,000	\$9,600	0.80	0.80	\$11,250
004-033-005-21	5499 M-72 W	03/13/19	\$149,500	WD	IMPROVED	\$149,500	\$128,526	\$31,894	\$10,920	0.91	0.91	\$35,048
004-033-007-02	5205 M-72 W	10/09/20	\$435,000	WD	IMPROVED	\$435,000	\$192,389	\$266,111	\$23,500	5.00	5.00	\$53,222
004-032-016-00		04/13/18	\$45,000	WD	VACANT	\$45,000	\$27,000	\$45,000	\$27,000	10.00	10.00	\$4,500
004-033-008-30	5150 TOWNLINE RD NW	10/05/18	\$251,200	WD	IMPROVED	\$251,200	\$170,721	\$108,019	\$27,540	10.40	10.40	\$10,386
Totals:			\$889,700			\$889,700	\$528,236	\$460,024	\$98,560	27.11	27.11	

View parcels								Acreage Value	View Value			
004-032-012-30	6629 M-72 W	10/11/19	\$217,500	WD	IMPROVED	\$217,500	\$203,175	\$74,225	\$18,250	\$55,975	\$59,900	2.20
004-032-012-20	6723 M-72 W	10/16/20	\$210,400	WD	IMPROVED	\$210,400	\$217,258	\$54,392	\$19,000	\$35,392	\$61,250	2.50
004-032-012-06	4303 SAPPHIRE DR NW	06/28/19	\$58,500	WD	VACANT	\$58,500	\$63,500	\$58,500	\$25,000	\$33,500	\$63,500	5.00
004-032-012-02	4238 RUBY DR NW	02/12/20	\$60,000	WD	VACANT	\$60,000	\$67,020	\$60,000	\$25,000	\$35,000	\$63,500	5.00
004-032-012-08	4080 SAPPHIRE DR NW	06/07/19	\$439,000	WD	IMPROVED	\$439,000	\$434,636	\$120,264	\$25,000	\$95,264	\$115,900	5.00

Used \$40,000 for view

Acreage Table 'A'

Description: CLW ACREAGE TABLE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: 12,000

3 Acre: 22,500

10 Acre: 27,000

30 Acre: 51,000

1.5 Acre: 15,000

4 Acre: 23,000

15 Acre: 33,750

40 Acre: 68,000

2 Acre: 19,000

5 Acre: 23,500

20 Acre: 40,000

50 Acre: 85,000

2.5 Acre: 21,250

7 Acre: 25,000

25 Acre: 43,750

100 Acre: 170,000

Close

Rapid City Area 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
004-009-053-20	5323 RIVER ST	09/13/19	\$115,000	WD	IMPROVED	\$115,000	\$47,200			\$37,405		301.0
004-009-057-00	9410 VALLEY RD NW	10/12/18	\$74,900	WD	IMPROVED	\$74,900	\$28,300	37.78	\$67,800	\$9,920	\$2,820	60.0
004-550-008-00	5441 RIVER ST NW	01/29/21	\$116,000	WD	IMPROVED	\$116,000	\$53,100	45.78	\$108,667	\$14,383	\$7,050	150.0
004-600-035-00	8086 RAPID CITY RD NW	06/02/20	\$130,000	WD	IMPROVED	\$130,000	\$50,300	38.69	\$102,481	\$29,916	\$2,397	178.0
Totals:			\$320,900			\$320,900	\$131,700		\$278,948	\$91,624	\$12,267	689.0
								Sale. Ratio ==>	41.04	Average		
								Std. Dev. ==>	4.38	per FF==>		\$133
Used \$130/FF												
004-600-029-00	8067 ELM BROOK ST NW	07/13/18	\$20,000	WD	MOBILE HOME	\$20,000	\$9,300	46.50	\$21,550	\$3,244	\$4,794	102.0

Lagoon land values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Lagoon Residual	Est. Land Value	Effec. Front
004-776-004-00	9230 TORCH BRIDGE CT NW	10/23/20	\$325,000	WD	RIVER IMPROVED	\$325,000	\$97,800	30.09	\$193,908	\$167,092	\$142,092	\$36,000	60.0
004-776-006-06	9210 TORCH BRIDGE CT NW	10/23/20	\$225,000	WD	WATERFRONT IMP	\$225,000	\$98,300	43.69	\$198,795	\$69,905	\$44,905	\$43,700	107.0
Totals:			\$550,000			\$550,000	\$196,100		\$392,703	\$236,997	\$186,997	\$79,700	167.0
								Sale. Ratio =>	35.65			Average	
								Std. Dev. =>	9.61			per FF=>	\$1,120

AG Multi Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Acreage	ROW	Net Acreage	\$ /Acre as Adj	Notes
004-025-014-25		9/11/2018	\$58,000	WD	\$58,000	32.26	0.00	32.26	\$1,798	
001-128-003-00	PIPER CIRCLE SE	10/5/2018	\$75,000	WD	\$75,000	40.00	0.25	39.75	\$1,887	
004-025-005-00		6/20/2019	\$78,000	WD	\$78,000	40.00	0.00	40.00	\$1,950	
010-019-019-02		1/14/2020	\$71,500	WD	\$71,500	32.75	0.89	31.86	\$2,244	Ag, neig
006-017-014-00		10/12/2018	\$150,000	WD	\$150,000	80.00	1.00	79.00	\$1,899	
012-005-001-00		1/7/2020	\$136,000	WD	\$136,000	95.00	1.00	94.00	\$1,447	
			\$568,500					316.87		
				average		\$1,794.11				
				Used		\$ 1,800.00				

Rapid River Frontage

Parcel Number	River classification	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	Dollars/FF	ECF Area
Rapid RiverWest															
004-005-024-10	Premium south	6926 AARWOOD TRL NW	12/31/20	\$544,900	WD	RIVER IMPROVED	\$544,900	\$255,300	46.85	\$320,693	\$264,207	\$40,000	154.0	\$1,716	4050
004-007-014-20	Premium south	7154 AARWOOD TRL NW	07/15/20	\$469,000	WD	IMPROVED	\$469,000	\$149,800	31.94	\$301,892	\$238,358	\$71,250	57.0	\$4,182	4050
004-725-042-00	Premium south	9211 SHELLWAY DR NW	04/06/18	\$110,000	WD	VACANT	\$110,000	\$36,400	33.09	\$132,738	\$110,000	\$130,000	104.0	\$1,058	4050
Raid River East															
004-008-016-10	Premium RR	6271 W PLUM VALLEY RD NW	06/29/18	\$199,900	WD	RIVER IMPROVED	\$199,900	\$98,800	49.42	\$206,560	\$47,740	\$54,400	172.0	\$278	4060
004-008-049-00	Premium RR	6454 AARWOOD RD NW	10/27/19	\$80,000	WD	IMPROVED	\$80,000	\$40,300	50.38	\$99,496	\$20,504	\$40,000	100.0	\$205	4060
004-014-021-00	Premium RR	3850 DEATER DR NW	10/02/19	\$239,000	WD	IMPROVED	\$239,000	\$120,100	50.25	\$241,221	\$52,779	\$55,000	175.0	\$302	4060
004-500-007-00	Premium RR	7494 VALLEY RD NW	05/25/18	\$176,500	WD	RIVER IMPROVED	\$176,500	\$88,400	50.08	\$176,189	\$44,511	\$44,200	121.0	\$368	4060
004-009-022-20	RR East	5636 AARWOOD RD NW	09/21/18	\$90,000	WD	VACANT	\$90,000	\$21,000	23.33	\$51,825	\$90,000	\$57,300	177.0	\$508	4060
Totals:				\$1,909,300			\$1,909,300	\$810,100		\$1,530,614	\$255,534	\$492,150	745.0		
									Sale. Ratio =>	42.43	Average				
									Std. Dev. =>	10.77	per FF=>		\$343		

All Rapid River East of the Bridge was valued the same at \$350/ff but west of the bridge is at \$1450/ff

004-008-010-00	RR East	6292 AARWOOD RD NW	11/13/20	\$425,000	WD	RIVER IMPROVED	\$425,000	\$103,900	24.45	\$249,556	\$198,644	\$23,200	116.0	\$1,712	4060
004-009-029-10	RR East	8541 RAPID CITY RD NW	06/08/20	\$123,000	WD	IMPROVED	\$123,000	\$64,600	52.52	\$171,403	\$31,597	\$80,000	400.0	\$79	4060

Premium Rapid River

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
004-005-024-10	6926 AARWOOD TRL NW	12/31/20	\$544,900	WD	RIVER IMPROVED	\$544,900	\$235,300	43.18	\$320,693	\$264,207	\$40,000	154.0
004-725-042-00	9211 SHELLWAY DR NW	04/06/18	\$110,000	WD	VACANT	\$110,000	\$36,400	33.09	\$132,743	\$110,000	\$130,000	104.0
Totals:			\$654,900			\$654,900	\$271,700		\$453,436	\$374,207	\$170,000	258.0
								Sale. Ratio =>	41.49	Average per FF=>		\$1,450
								Std. Dev. =>	7.14	Rapid River Premium South		

Skegemog Lake

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
004-125-007-00	7950 HOILES DR NW	06/18/18	\$557,000	WD	WATERFRONT IMP	\$557,000	\$346,600	62.23	\$739,850	\$223,150	\$406,000	140.0
004-125-013-00	7894 HOILES DR NW	07/19/19	\$375,302	WD	WATERFRONT IMP	\$375,302	\$159,000	42.37	\$321,224	\$278,078	\$224,000	70.0
004-250-006-00	7444 HOILES DR NW	02/28/20	\$639,900	WD	WATERFRONT IMP	\$639,900	\$248,700	38.87	\$503,238	\$399,062	\$262,400	82.0
Totals:			\$1,572,202			\$1,572,202	\$754,300		\$1,564,312	\$900,290	\$892,400	292.0
								Sale. Ratio ==>	47.98			Average
								Std. Dev. ==>	12.60			per FF==>
											Used \$3085/ff	

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
004-800-001-00	8323 AARWOOD TRL NW	06/21/19	\$250,000	WD	VACANT	\$250,000	\$88,800	35.52	\$199,800	\$250,000	\$199,800	74.0	0.0	0.00	0.00	\$3,378
004-850-004-00	8147 AARWOOD TRL NW	06/19/18	\$383,500	WD	IMPROVED	\$383,500	\$166,600	43.44	\$383,502	\$205,198	\$205,200	76.0	0.0	0.00	0.00	\$2,700
004-800-009-00	8225 AARWOOD TRL NW	09/30/20	\$370,000	WD	RIVER IMPROVED	\$370,000	\$208,300	56.30	\$438,235	\$201,765	\$270,000	100.0	0.0	0.00	0.00	\$2,018
004-200-002-00	7981 AARWOOD TRL NW	04/01/20	\$275,000	WD	VACANT	\$275,000	\$137,600	50.04	\$275,200	\$275,000	\$297,300	121.0	0.0	0.00	0.00	\$2,273
004-200-008-00	7817 AARWOOD TRL NW	08/21/19	\$570,000	WD	RIVER IMPROVED	\$570,000	\$239,700	42.05	\$587,221	\$285,279	\$302,500	125.0	0.0	0.00	0.00	\$2,282
004-007-021-00	8395 AARWOOD TRL NW	06/29/20	\$700,000	WD	RIVER IMPROVED	\$700,000	\$356,400	50.91	\$749,525	\$304,975	\$354,500	165.0	0.0	0.00	0.00	\$1,848
Totals:			\$2,548,500			\$2,548,500	\$1,197,400		\$2,633,483	\$1,522,217	\$1,629,300	661.0		0.00	0.00	
								Sale. Ratio =>	46.98	Average		per FF=>		\$2,303	Average	
								Std. Dev. =>	7.45						per Net Acre=>	#DIV/0!

Standard 100' or less lot

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
004-800-001-00	8323 AARWOOD TRL NW	06/21/19	\$250,000	WD	VACANT	\$250,000	\$88,800	35.52	\$199,800	\$250,000	\$199,800	74.0	0.0	0.00	0.00	\$3,378
004-850-004-00	8147 AARWOOD TRL NW	06/19/18	\$383,500	WD	IMPROVED	\$383,500	\$166,600	43.44	\$383,502	\$205,198	\$205,200	76.0	0.0	0.00	0.00	\$2,700
004-800-009-00	8225 AARWOOD TRL NW	09/30/20	\$370,000	WD	RIVER IMPROVED	\$370,000	\$208,300	56.30	\$438,235	\$201,765	\$270,000	100.0	0.0	0.00	0.00	\$2,018
										\$656,963		250.0				

Average
per FF=>
Used

2,627.9
2,700.0

Lots with excess frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	100' value	Residual excess value	Est. Land Value	Effec. Front	Excess frontage	Depth
004-200-002-00	7981 AARWOOD TRL NW	04/01/20	\$275,000	WD	VACANT	\$275,000	\$137,600	50.04	\$275,200	\$275,000	\$270,000	\$5,000	\$297,300	121.0	21.0	0.0
004-200-008-00	7817 AARWOOD TRL NW	08/21/19	\$570,000	WD	RIVER IMPROVED	\$570,000	\$239,700	42.05	\$587,221	\$285,279	\$270,000	\$15,279	\$302,500	125.0	25.0	0.0
004-007-021-00	8395 AARWOOD TRL NW	06/29/20	\$700,000	WD	RIVER IMPROVED	\$700,000	\$356,400	50.91	\$749,525	\$304,975	\$270,000	\$34,975	\$354,500	165.0	65.0	0.0
												\$5,254.0		111.00		

Sales outside the time frame were used to get a better projection for excess frontage

Average
per FF=>
Used

497.78
500.00

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
004-475-014-00	7553 CRYSTAL BCH RD NW	09/14/18	\$237,500	WD	RIVER IMPROVED	\$237,500	\$79,300	33.39	\$188,846	\$131,154	\$82,500	33.0	0.0	0.00	0.00	\$3,974
004-476-001-00	7527 CRYSTAL BCH RD NW	06/22/20	\$270,000	WD	RIVER IMPROVED	\$270,000	\$119,900	44.41	\$242,046	\$175,454	\$147,500	59.0	0.0	0.00	0.00	\$2,974
004-700-012-00	9521 SHELLWAY DR NW	07/26/19	\$505,000	WD	RIVER IMPROVED	\$505,000	\$144,800	28.67	\$414,742	\$255,258	\$165,000	66.0	0.0	0.00	0.00	\$3,868
Totals:			\$1,012,500			\$1,012,500	\$344,000		\$845,634	\$561,866	\$395,000	158.0		0.00	0.00	
								Sale. Ratio => Std. Dev. =>	33.98 8.07	Average per FF=> Used \$3500/ff			\$3,556	Average per Net Acre=>	#DIV/0!	
004-006-046-00		05/03/19	\$690,000	WD	MULTI REF	\$690,000	\$260,600	37.77	\$632,962	\$387,038	\$330,000	100.0	0.0	0.00	0.00	\$3,870
004-006-047-00		05/03/19	\$690,000	WD	MULTI REF	\$690,000	\$45,000	6.52	\$20,000	\$690,000	\$20,000	50.0	0.0	0.00	0.00	\$13,800
004-006-048-00		05/03/19	\$690,000	WD	MULTI REF	\$690,000	\$22,500	3.26	\$20,000	\$690,000	\$20,000	25.0	0.0	0.00	0.00	\$27,600
Outliers																
004-776-006-06	9210 TORCH BRIDGE CT NW	10/23/20	\$225,000	WD	WATERFRONT IMP	\$225,000	\$98,300	43.69	\$198,795	\$69,905	\$43,700	107.0	80.0	0.17	0.17	\$653
004-476-002-00	7515 CRYSTAL BCH RD NW	08/13/19	\$368,000	WD	WATERFRONT IMP	\$368,000	\$113,700	30.90	\$253,052	\$189,948	\$75,000	30.0	0.0	0.00	0.00	\$6,332
004-006-049-00		11/04/19	\$35,000	WD	RIVER IMPROVED	\$35,000	\$20,100	57.43	\$44,236	\$35,000	\$40,000	20.0	0.0	0.00	0.00	\$1,750