

VACANT RES Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale	Land Table
59-450-004-00	298 MC VEA DR	09/23/16	\$135,000	WD	VACANT ARMS LENGTH	\$135,000	\$67,500	50.00	\$135,000	DOUGLAS NW		DOUGLAS NORTHWEST
59-450-006-10	299 MC VEA DR	09/04/15	\$99,000	WD	VACANT ARMS LENGTH	\$99,000	\$50,600	51.11	\$101,250	DOUGLAS NW		DOUGLAS NORTHWEST
59-450-006-50	343 MC VEA DR	12/23/15	\$2,500	WD	VACANT ARMS LENGTH	\$2,500	\$300	12.00	\$600	DOUGLAS NW		DOUGLAS NORTHWEST
59-650-002-23	45 FERRY ST	07/25/16	\$240,000	WD	VACANT ARMS LENGTH	\$240,000	\$107,500	44.79	\$214,950	DOUGLAS NW	59-650-002-22, 59-65	WESTSHORE CONDOMINIUMS
59-650-002-24	55 FERRY ST	02/06/15	\$80,000	WD	VACANT SPLIT	\$80,000	\$0	0.00	\$428,849	DOUGLAS NW		WESTSHORE CONDOMINIUMS
59-830-012-00	708 GOLF VIEW DR	09/28/16	\$103,000	WD	VACANT ARMS LENGTH	\$103,000	\$73,500	71.36	\$0	DOUGLAS NW		
59-016-051-10	175 SCHOOLHOUSE LANE	05/11/15	\$146,000	WD	VACANT ARMS LENGTH	\$146,000	\$75,000	51.37	\$75,000	DOUG CENTRAL E	59-016-051-00	DOUGLAS CENTRAL EAST
59-016-051-20	171 SCHOOLHOUSE LANE	03/13/15	\$48,750	WD	VACANT ARMS LENGTH	\$48,750	\$45,000	92.31	\$75,000	DOUG CENTRAL E		DOUGLAS CENTRAL EAST
59-016-087-20	UNION ST	08/28/15	\$58,000	WD	VACANT ARMS LENGTH	\$58,000	\$35,000	60.34	\$70,000	DOUG CENTRAL SE		DOUGLAS SOUTHEAST
59-210-053-00	408 PARK DR	08/20/15	\$100,000	WD	VACANT ARMS LENGTH	\$100,000	\$55,000	55.00	\$437,385	FELKERS AREA		FELKERS AREA
59-200-016-00	3064 MAY AVE	07/25/14	\$150,000	WD	VACANT SPLIT	\$150,000				FELKERS AREA	prior sales study	
59-465-006-00	2976 COLFAX CT	07/02/15	\$18,000	WD	VACANT ARMS LENGTH	\$18,000	\$14,000	77.78	\$28,000	MEADOWARGUS		MEADOWARGUS
59-510-021-00	320 BLUE STAR HWY	01/15/16	\$30,000	WD	VACANT ARMS LENGTH	\$30,000	\$75,000	250.00	\$0	NORTHER LIGHTS	59-510-022-00, 59-51	NORTHERN LIGHTS CONDOS
59-520-003-00	353 PARKSIDE LANE	06/07/16	\$27,000	WD	VACANT ARMS LENGTH	\$27,000	\$14,000	51.85	\$268,546	PARKSIDE		PARKSIDE LANDING
59-520-007-00	345 PARKSIDE LANE	04/16/15	\$30,000	WD	VACANT ARMS LENGTH	\$30,000	\$14,000	46.67	\$294,826	PARKSIDE		PARKSIDE LANDING
59-520-009-00	341 PARKSIDE LANE	12/11/15	\$33,500	WD	VACANT ARMS LENGTH	\$33,500	\$16,100	48.06	\$288,808	PARKSIDE		PARKSIDE LANDING
59-520-011-00	340 PARKSIDE LANE	05/27/16	\$32,900	WD	VACANT ARMS LENGTH	\$32,900	\$16,100	48.94	\$32,200	PARKSIDE		PARKSIDE LANDING
59-520-014-00	346 PARKSIDE LANE	08/10/15	\$30,000	WD	VACANT ARMS LENGTH	\$30,000	\$14,000	46.67	\$292,460	PARKSIDE		PARKSIDE LANDING
59-520-015-00	348 PARKSIDE LANE	02/18/16	\$27,000	WD	VACANT ARMS LENGTH	\$27,000	\$14,000	51.85	\$248,726	PARKSIDE		PARKSIDE LANDING
59-520-017-00	352 PARKSIDE LANE	05/19/16	\$26,500	WD	VACANT ARMS LENGTH	\$26,500	\$14,000	52.83	\$261,994	PARKSIDE		PARKSIDE LANDING
59-520-020-00	358 PARKSIDE LANE	07/15/16	\$24,500	WD	VACANT ARMS LENGTH	\$24,500	\$12,600	51.43	\$25,200	PARKSIDE		PARKSIDE LANDING
			\$28,925									
59-770-005-00	5 WILDWOOD LANE	09/01/16	\$135,000	WD	VACANT ARMS LENGTH	\$135,000	\$57,500	42.59	\$115,000	WILDWOOD		WILDWOOD LANE
59-780-020-00	450 SUMMER GROVE DRIVE	06/03/15	\$36,000	WD	VACANT ARMS LENGTH	\$36,000	\$15,000	41.67	\$227,722	SUMMERGROVE		SUMMERGROVE
59-790-011-00	142 WEST SHORE WOODS	07/24/15	\$120,000	WD	VACANT ARMS LENGTH	\$120,000	\$52,300	43.58	\$622,047	WESTSHORE WOODS		WEST SHORE WOODS
59-810-004-00	TOWER MARINA	05/13/16	\$25,000	WD	VACANT ARMS LENGTH	\$25,000	\$6,000	24.00	\$11,700	TOWER BOATS		TOWER BOAT SLIPS
59-830-009-00	248 FERRY STREET	06/14/16	\$104,600	WD	VACANT ARMS LENGTH	\$104,600	\$35,000	33.46	\$70,000	WESTSHORE CONDOS		WESTSHORE CONDOMINIUMS
Totals:			\$1,862,250			\$1,891,175	\$879,000		\$4,325,263			
								Sale. Ratio =>	46.48			
								Std. Dev. =>	44.43			