

RES VACANT LAND 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
59-016-051-00	179 SCHOOLHOUSE LANE	10/31/13	\$140,000	WD	VACANT ARMS LENGTH	\$140,000	\$90,000	64.29	\$180,000	40005	59-016-051-10	DOUGLAS CENTRAL EAST
59-016-051-00	179 SCHOOLHOUSE LANE	05/11/15	\$146,000	WD	VACANT ARMS LENGTH	\$146,000	\$75,000	51.37	\$150,000	40005	59-016-051-10	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	40005		DOUGLAS CENTRAL EAST
59-150-030-00	9 FREMONT ST	11/15/13	\$225,000	WD	VACANT ARMS LENGTH	\$225,000	\$66,000	29.33	\$150,000	40005		DOUGLAS CENTRAL EAST
59-016-060-11	387 FREMONT ST	05/23/14	\$87,500	WD	VACANT ARMS LENGTH	\$87,500	\$31,300	35.77	\$0	40004	59-016-060-10	DOUGLAS CENTRAL WEST
59-017-015-00	665 CAMPBELL RD	08/22/14	\$100,000	WD	VACANT ARMS LENGTH	\$100,000	\$25,000	25.00	\$50,000	40003		DOUGLAS NORTHWEST
59-450-006-10	299 MC VEA DR	11/18/13	\$278,000	WD	VACANT SPLIT	\$278,000	\$0	0.00	\$0	40003	59-450-006-20	DOUGLAS NORTHWEST
59-450-006-10	299 MC VEA DR	07/23/14	\$93,000	WD	VACANT ARMS LENGTH	\$93,000	\$50,600	54.41	\$101,250	40003		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	40003		DOUGLAS NORTHWEST
59-016-087-20	UNION ST	08/28/15	\$58,000	WD	VACANT ARMS LENGTH	\$58,000	\$35,000	60.34	\$70,000	40006		DOUGLAS SOUTHEAST
59-200-004-00	3065 LAKESIDE DR	10/08/13	\$320,000	WD	VACANT ARMS LENGTH	\$320,000	\$102,000	31.88	\$204,000	40210		FELKERS AREA
59-200-016-00	3064 MAY AVE	07/25/14	\$150,000	WD	VACANT SPLIT	\$150,000	\$89,500	59.67	\$129,453	40210		FELKERS AREA
59-210-053-00	408 PARK DR	08/20/15	\$100,000	WD	VACANT ARMS LENGTH	\$100,000	\$55,000	55.00	\$110,000	40210		FELKERS AREA
59-017-028-00	301 LAKESHORE DR	07/18/14	\$148,000	WD	VACANT ARMS LENGTH	\$148,000	\$138,900	93.85	\$277,750	40002		LAKESHORE
59-465-006-00	2976 COLFAX CT	07/02/15	\$18,000	WD	VACANT ARMS LENGTH	\$18,000	\$14,000	77.78	\$28,000	40465		MEADOWARGUS
59-520-001-00	357 PARKSIDE LANE	06/27/14	\$225,000	WD	VACANT ARMS LENGTH	\$225,000	\$210,700	93.64	\$22,400	40520		PARKSIDE LANDING
59-520-007-00	345 PARKSIDE LANE	04/16/15	\$30,000	WD	VACANT ARMS LENGTH	\$30,000	\$14,000	46.67	\$253,981	40520		PARKSIDE LANDING
59-520-009-00	341 PARKSIDE LANE	08/29/14	\$26,500	WD	VACANT ARMS LENGTH	\$26,500	\$16,100	60.75	\$32,200	40520		PARKSIDE LANDING
59-016-121-00	281 CREST	01/05/15	\$20,000	WD	VACANT ARMS LENGTH	\$20,000	\$35,000	175.00	\$0	40007	59-016-118-70	RIVERCREST
59-780-008-00	427 SUMMER GROVE DRIVE	12/23/13	\$511,500	WD	VACANT ARMS LENGTH	\$511,500	\$465,000	90.91	\$30,000	40780		SUMMERGROVE
59-780-020-00	450 SUMMER GROVE DRIVE	06/03/15	\$36,000	WD	VACANT ARMS LENGTH	\$36,000	\$15,000	41.67	\$207,016	40780		SUMMERGROVE
59-790-004-00	113 WEST SHORE WOODS	10/28/13	\$130,000	WD	VACANT ARMS LENGTH	\$130,000	\$36,100	27.77	\$484,890	40790		WEST SHORE WOODS
59-790-008-00	129 WEST SHORE WOODS	08/13/14	\$145,000	WD	VACANT ARMS LENGTH	\$145,000	\$52,300	36.07	\$273,297	40790		WEST SHORE WOODS
59-790-011-00	142 WEST SHORE WOODS	07/24/15	\$120,000	WD	VACANT ARMS LENGTH	\$120,000	\$52,300	43.58	\$104,500	40790		WEST SHORE WOODS
59-650-002-24	55 FERRY ST	02/06/15	\$80,000	WD	VACANT SPLIT	\$80,000	\$0	0.00	\$384,388	40003		WESTSHORE CONDOMINIUMS
59-830-008-00	224 FERRY STREET	03/11/14	\$152,475	WD	VACANT SPLIT	\$152,475	\$0	0.00	\$496,808	40830		WESTSHORE CONDOMINIUMS
59-830-016-00	707 GOLF VIEW DR	05/23/14	\$200,000	WD	VACANT ARMS LENGTH	\$200,000	\$105,000	52.50	\$210,000	40830		WESTSHORE CONDOMINIUMS
59-830-027-00	602 ARTISAN ROW CT	02/18/14	\$137,750	WD	VACANT SPLIT	\$137,750	\$0	0.00	\$588,106	40830		WESTSHORE CONDOMINIUMS
59-770-006-00	6 WILDWOOD LANE	03/06/14	\$115,000	WD	VACANT ARMS LENGTH	\$115,000	\$50,000	43.48	\$100,000	40770		WILDWOOD LANE
59-770-007-00	7 WILDWOOD LANE	12/19/13	\$115,000	WD	VACANT ARMS LENGTH	\$115,000	\$50,000	43.48	\$100,000	40770		WILDWOOD LANE
Totals:			\$4,055,475			\$4,055,475	\$1,969,400		\$4,914,289			
								Sale. Ratio =>	48.56			
								Std. Dev. =>	35.57			