

Vacant Land Analysis Using Extraction Method

04/01/18 - 03/31/22

Created 7/13/2022

Time Adj./Mo 1.015

Time Adj. Date 4/1/2020

Banks, Thomas, & Woodbeck Lakes & Wabasis FF Parcels

FF Rates

Calculated FF	\$1,634
Applied FF	\$1,600

Vacant Land 04/01/20 - 3/31/22

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	Est LV	Land Resid	FF	\$/FF
41-08-11-226-002	10/26/21	\$160,000	\$160,000	\$298,350	\$298,351	56.0	\$2,857
Totals:		\$160,000	\$160,000	\$298,350	\$298,351	56	
					Average		
					per FF=>		\$2,857

*sale not used. Includes mulit-acre parcel on the opposite side of the road

Parcel Number	Sale Date	Adj. Sale \$	Time Adj. SP	Land Resid	Time Adj. LV	FF	\$/FF
41-08-01-351-012	06/25/19	\$145,000	\$164,575	\$90,644	\$102,881	61.3	\$1,677
41-08-01-351-013	07/01/19	\$175,000	\$198,625	\$107,930	\$122,501	60.3	\$2,030
41-08-02-227-008	07/31/18	\$189,000	\$245,700	\$87,108	\$113,240	53.0	\$2,137
41-08-02-351-012	06/28/19	\$470,000	\$533,450	\$169,161	\$191,998	150.0	\$1,280
Totals:		\$979,000		\$454,843	\$530,620	325	
					Average		
					Per FF =>		\$1,634