

Wabasis Shores Vacant Land Analysis

Incl. Time adjusted Sales

9/7/2022

MSM

Time Adjustmnet/IV 1.015

Date Adjusted to 4/1/2020

Derived Lot Values

Lot Type	Indicated Value	Applied Value
Base Lot	\$37,999	\$40,000
Cul-de-sac/Shoreline	\$104,443	\$105,000

Wabasis Shores Base Lot Vacant Land Analysis 04/01/18 - 03/31/22

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Asd. when Sold	Land	
						Residual(LR)	Time Adj. LR
41-08-33-202-078	9465 NE WABASIS POINTE	11/06/20	\$40,692	\$40,692	\$24,300	\$40,692	\$40,692
41-08-33-202-078	9465 NE WABASIS POINTE	07/13/21	\$40,000	\$40,000	\$31,800	\$40,000	\$40,000
41-08-33-202-027	9059 NE WABASIS SHORE	04/19/19	\$45,000	\$52,425	\$14,300	\$45,000	\$52,425
41-08-33-202-042	9072 NE WABASIS POINTE	07/17/18	\$30,690	\$39,897	\$14,300	\$39,897	\$51,866
41-08-33-202-041	9044 NE WABASIS POINTE	12/23/20	\$30,690	\$30,900	\$14,300	\$30,690	\$30,900
41-08-33-202-084	8812 NE WABASIS POINTE	10/29/20	\$25,110	\$25,110	\$14,300	\$25,110	\$25,110
41-08-33-202-065	9300 NE WABASIS POINTE	12/15/20	\$25,000	\$25,000	\$14,300	\$25,000	\$25,000
<b>Totals:</b>			<b>\$237,182</b>	<b>\$254,024</b>	<b>\$127,600</b>	<b>\$246,389</b>	<b>\$265,993</b>
<b>AVG.</b>							
<b>Per Site Value =&gt;</b>			<b>\$37,999</b>				

Wabasis Shores Cul-de-sac/Shoreline Vacant Sales for Land Value Analysis 04/01/18 - 03/31/22

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Land	
					Residual(LR)	Time Adj. LR

41-08-33-202-070	9466 NE WABASIS POINTE	06/19/18	\$82,000	\$107,830	\$21,800	\$82,000	\$107,830
41-08-33-202-069	9444 NE WABASIS POINTE	05/07/19	\$90,000	\$103,500	\$21,800	\$90,000	\$103,500
41-08-33-202-070	9466 NE WABASIS POINTE	09/01/21	\$102,000	\$102,000	\$31,800	\$102,000	\$102,000
<b>Totals:</b>			<b>\$274,000</b>	<b>\$313,330</b>	<b>\$75,400</b>	<b>\$274,000</b>	<b>\$313,330</b>
<b>AVG.</b>							
<b>Per Site Value =&gt;</b>			<b>\$104,443</b>				