

Cowan Lake Vacant Land Sales

FF Value Analysis

6/29/2022

MSM

Indicated FF	FF Rate Used
\$642	\$650

Cowan Lake Vacant Land Sales 04/01/2020 - 03/31/22 Sales Data Oakfield

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	FF	Depth	Dollars/FF	Class
41-08-31-351-001	9700 NE 10 MILE	02/11/21	\$45,200	\$45,200	81.3	219.0	\$556	402
41-08-31-351-008	9758 NE 10 MILE	01/29/21	\$51,900	\$51,900	70.0	182.0	\$741	402
41-08-31-351-009	9772 NE 10 MILE	01/29/21	\$45,100	\$45,100	70.0	175.0	\$644	402
Totals:			\$142,200	\$142,200	221.33			
					\$642			

Cowan Lake Vacant Land Sales 04/01/2020 - 03/31/22 Raw sales data Oakfield and Grattan Excluded Sales

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Effec. Front	Depth	Dollars/FF	Class	Comments
41-08-31-351-003	9690 NE 10 MILE	10/19/20	\$65,000	\$65,000	180.0	255.0	\$361	402	Outlier FF
41-12-06-124-024	8101 Cowan Lake I	4/16/2021	\$125,000	\$125,000	94.0	165.0	1,329.79	402	Outlier SP
Totals:			\$190,000	\$190,000	274.0				
					\$693				

Cowan Lake Vacant Land Sales 04/01/2020 - 03/31/22 Raw sales data Oakfield and Grattan

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41-12-06-124-024	8101 Cowan Lake I	4/16/2021	\$125,000	\$125,000	94.0	165.0	1,329.79	402
Totals:			\$332,200	\$332,200	495.3			
					\$671			