

LAKES/RIVER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$
41-23-02-476-004	6641 JACK AVE SE	07/22/20	\$230,000	WD	03-ARM'S LENG	\$230,000	\$140,700	61.17	\$295,087	\$95,600	\$134,400	\$195,767
41-23-02-477-009	6772 CAMPAU HEAVEN CT SE	09/13/19	\$480,000	WD	03-ARM'S LENG	\$480,000	\$183,100	38.15	\$466,089	\$114,943	\$365,057	\$360,150
41-23-03-101-014	7200 THORNAPPLE RIVER CT SE	02/09/21	\$328,000	WD	03-ARM'S LENG	\$328,000	\$118,500	36.13	\$244,014	\$140,945	\$187,055	\$101,147
41-23-03-102-004	6065 OAKMONT LANDING SE	10/01/19	\$530,000	WD	03-ARM'S LENG	\$530,000	\$201,500	38.02	\$445,468	\$163,659	\$366,341	\$289,035
41-23-03-327-012	7500 VALHALLA DR SE	06/11/20	\$462,500	WD	03-ARM'S LENG	\$462,500	\$207,300	44.82	\$412,923	\$119,393	\$343,107	\$301,056
41-23-04-227-017	6020 THORNAPPLE RIVER DR SE	10/02/20	\$812,500	WD	03-ARM'S LENG	\$812,500	\$413,400	50.88	\$852,691	\$219,428	\$593,072	\$621,455
41-23-09-276-015	7070 THORNAPPLE RIVER DR SE	07/09/20	\$368,000	WD	03-ARM'S LENG	\$368,000	\$143,800	39.08	\$292,736	\$94,719	\$273,281	\$203,094
41-23-09-400-033	7590 THORNAPPLE RIVER DR SE	11/30/20	\$425,000	WD	03-ARM'S LENG	\$425,000	\$177,500	41.76	\$368,484	\$101,195	\$323,805	\$262,305
41-23-10-129-006	7518 68TH ST SE	09/20/19	\$230,000	WD	03-ARM'S LENG	\$230,000	\$130,700	56.83	\$274,993	\$96,002	\$133,998	\$183,581
41-23-10-129-006	7518 68TH ST SE	01/10/20	\$259,000	WD	03-ARM'S LENG	\$259,000	\$130,700	50.46	\$274,993	\$96,002	\$162,998	\$183,581
41-23-11-278-018	8686 GARBOW DR SE	07/02/20	\$575,000	WD	03-ARM'S LENG	\$575,000	\$226,800	39.44	\$455,903	\$109,349	\$465,651	\$355,440
41-23-11-427-012	7316 KETTLE LAKE DR SE	10/16/20	\$525,000	WD	03-ARM'S LENG	\$525,000	\$175,800	33.49	\$364,806	\$130,645	\$394,355	\$229,795
41-23-12-176-016	7100 MCCORDS AVE SE	12/28/20	\$242,500	WD	03-ARM'S LENG	\$242,500	\$124,200	51.22	\$258,563	\$63,877	\$178,623	\$191,056
41-23-12-400-065	7239 BUCK LAKE WOODS DR	09/08/20	\$469,900	WD	03-ARM'S LENG	\$469,900	\$194,700	41.43	\$402,537	\$84,203	\$385,697	\$312,398
41-23-16-228-003	7169 RIVER GLEN DR SE	07/31/20	\$396,000	WD	03-ARM'S LENG	\$396,000	\$188,800	47.68	\$377,594	\$57,920	\$338,080	\$327,871
41-23-16-228-007	7198 RIVER GLEN DR SE	07/15/19	\$395,000	WD	03-ARM'S LENG	\$395,000	\$217,600	55.09	\$450,798	\$101,926	\$293,074	\$357,817
41-23-21-400-015	7155 92ND ST SE	06/12/20	\$353,000	WD	03-ARM'S LENG	\$353,000	\$155,600	44.08	\$313,281	\$114,684	\$238,316	\$203,689
41-23-21-400-016	7090 92ND ST SE	01/31/20	\$545,100	WD	03-ARM'S LENG	\$545,100	\$220,200	40.40	\$467,955	\$104,137	\$440,963	\$373,147
41-23-22-100-006	8600 THORNAPPLE RIVER DR SE	07/16/20	\$260,000	WD	03-ARM'S LENG	\$260,000	\$126,300	48.58	\$255,998	\$134,048	\$125,952	\$125,077
41-23-27-300-018	9820 RAVINE RIDGE DR SE	02/08/21	\$812,500	WD	03-ARM'S LENG	\$812,500	\$448,200	55.16	\$923,527	\$269,294	\$543,206	\$642,034
41-23-27-300-023	9755 RAVINE RIDGE DR SE	03/03/21	\$602,500	WD	03-ARM'S LENG	\$602,500	\$255,200	42.36	\$530,761	\$184,210	\$418,290	\$340,089
41-23-27-451-014	7801 100TH ST SE	07/17/20	\$529,000	WD	03-ARM'S LENG	\$529,000	\$167,100	31.59	\$337,026	\$64,856	\$464,144	\$279,149
41-23-27-451-022	ALASKA CT SE	09/13/19	\$543,000	WD	03-ARM'S LENG	\$543,000	\$249,100	45.87	\$540,338	\$158,895	\$384,105	\$391,224
41-23-27-451-025	9920 ALASKA CT SE	09/13/19	\$543,000	WD	03-ARM'S LENG	\$543,000	\$249,100	45.87	\$540,338	\$158,895	\$384,105	\$391,224
41-23-28-200-007	9475 RAVINE RIDGE DR SE	07/29/19	\$555,000	WD	03-ARM'S LENG	\$555,000	\$252,500	45.50	\$539,499	\$178,062	\$376,938	\$370,705
41-23-28-200-022	9320 RAVINE RIDGE DR SE	07/30/20	\$365,000	WD	03-ARM'S LENG	\$365,000	\$275,800	75.56	\$556,807	\$163,518	\$201,482	\$403,373
41-23-34-227-004	10070 RIVER SHORE DR SE	08/25/20	\$670,000	WD	03-ARM'S LENG	\$670,000	\$298,700	44.58	\$622,464	\$155,620	\$514,380	\$458,139
41-23-34-227-008	10180 RIVER SHORE DR SE	10/11/19	\$588,000	WD	03-ARM'S LENG	\$588,000	\$247,900	42.16	\$536,077	\$173,651	\$414,349	\$371,719
41-23-35-102-002	10045 EAST RIVER SHORE DR SE	06/19/20	\$770,000	WD	03-ARM'S LENG	\$770,000	\$366,700	47.62	\$733,355	\$152,888	\$617,112	\$595,351
41-23-35-102-004	10101 EAST RIVER SHORE DR SE	01/04/21	\$660,000	WD	03-ARM'S LENG	\$660,000	\$282,800	42.85	\$591,409	\$138,418	\$521,582	\$444,545
41-23-35-102-016	10323 EAST RIVER SHORE DR SE	12/23/20	\$480,000	WD	03-ARM'S LENG	\$480,000	\$210,700	43.90	\$453,502	\$90,920	\$389,080	\$355,821
41-23-35-151-001	10300 RIVER SHORE DR SE	09/30/20	\$645,000	WD	03-ARM'S LENG	\$645,000	\$288,500	44.73	\$600,738	\$202,965	\$442,035	\$390,356
41-23-36-200-017	9288 100TH ST SE	12/05/19	\$685,000	WD	03-ARM'S LENG	\$685,000	\$350,200	51.12	\$754,145	\$238,007	\$446,993	\$529,372
41-23-36-300-010	8949 RIVER RIDGE DR SE	09/11/20	\$565,000	WD	03-ARM'S LENG	\$565,000	\$235,100	41.61	\$483,627	\$180,508	\$384,492	\$297,467
41-23-36-400-033	10630 RIVERDALE DR SE	11/06/20	\$450,000	WD	03-ARM'S LENG	\$450,000	\$199,900	44.42	\$412,495	\$177,114	\$272,886	\$230,992
41-23-36-400-038	9402 100TH ST SE	04/03/20	\$631,250	WD	03-ARM'S LENG	\$631,250	\$466,300	73.87	\$850,482	\$523,392	\$107,858	\$335,477
41-23-36-400-039	9574 100TH ST SE	01/03/20	\$582,000	WD	03-ARM'S LENG	\$582,000	\$304,100	52.25	\$636,842	\$254,340	\$327,660	\$392,310

Totals:	\$18,562,750	\$18,562,750	\$8,625,100	\$17,918,345	\$12,954,522	\$12,396,809
			Sale. Ratio =>	46.46		E.C.F. =>
			Std. Dev. =>	9.30		Ave. E.C.F. =>

E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
0.687	2,836	\$47.39	4LKRN	39.1316	1 1/2 STORY		\$92,400	No	/ /		CAMPAU LAKE	401
1.014	2,272	\$160.68	4LKRN	6.4220	2 STORY		\$108,680	No	/ /		CAMPAU LAKE	401
1.849	1,742	\$107.38	4LKRN	77.1489	BI-LEVEL		\$126,000	No	/ /		RIVERBANK	401
1.267	1,672	\$219.10	4LKRN	18.9618	RANCH		\$126,000	No	/ /		RIVERBANK	401
1.140	2,272	\$151.02	4LKRN	6.1831	1 1/2 STORY		\$99,000	No	/ /		RIVERBANK	401
0.954	3,576	\$165.85	4LKRN	12.3518	1 1/2 STORY		\$187,840	No	/ /		RIVERBANK	401
1.346	2,636	\$103.67	4LKRN	26.7741	1 1/2 STORY		\$84,000	No	/ /		RIVERBANK	401
1.234	2,357	\$137.38	4LKRN	15.6614	1 3/4 STORY		\$89,968	No	/ /		RIVERBANK	401
0.730	2,061	\$65.02	4LKRN	34.7931	1 3/4 STORY		\$88,920	No	/ /		RIVERBANK	401
0.888	2,061	\$79.09	4LKRN	18.9962	1 3/4 STORY		\$88,920	No	/ /		RIVERBANK	401
1.310	3,572	\$130.36	4LKRN	23.2224	1 1/2 STORY		\$102,500	No	/ /		KETTLE LAKE	401
1.716	1,608	\$245.25	4LKRN	63.8272	RANCH		\$122,500	No	/ /		KETTLE LAKE	401
0.935	1,619	\$110.33	4LKRN	14.2920	RANCH		\$58,615	No	/ /		BUCK LAKE	401
1.235	2,339	\$164.90	4LKRN	15.6786	2 STORY		\$80,000	No	/ /		BUCK LAKE	401
1.031	2,298	\$147.12	4LKRN	4.6707	RANCH		\$52,000	No	/ /		RIVER GLEN	401
0.819	1,862	\$157.40	4LKRN	25.8785	RANCH		\$95,000	No	/ /		RIVER GLEN	401
1.170	1,712	\$139.20	4LKRN	9.2153	1 3/4 STORY		\$100,344	No	/ /		RIVERBANK	401
1.182	1,988	\$221.81	4LKRN	10.3896	RANCH		\$88,040	No	/ /	41-23-21-400-013	RIVERBANK	401
1.007	1,604	\$78.52	4LKRN	7.0849	RANCH		\$115,200	No	/ /		RIVERBANK	401
0.846	4,190	\$129.64	4LKRN	23.1775	2 STORY		\$264,090	No	/ /		RAVINE RIDGE	401
1.230	2,534	\$165.07	4LKRN	15.2096	RANCH		\$172,900	No	/ /		RAVINE RIDGE	401
1.663	1,940	\$239.25	4LKRN	58.4867	RANCH		\$60,000	No	/ /		THORNAPPLE RIVER SHORES	401
0.982	3,328	\$115.42	4LKRN	9.6041	2 STORY		\$139,500				RIVERBANK	401
0.982	3,328	\$115.42	4LKRN	9.6041	2 STORY		\$139,500	No	/ /		RIVERBANK	401
1.017	3,226	\$116.84	4LKRN	6.1030	1 3/4 STORY		\$160,200	No	/ /		RAVINE RIDGE	401
0.499	2,834	\$71.09	4LKRN	57.8353	1 1/4 STORY		\$149,520	No	/ /		RAVINE RIDGE	401
1.123	3,432	\$149.88	4LKRN	4.4913	1 1/2 STORY		\$150,750	No	/ /		RIVERBANK	401
1.115	2,291	\$180.86	4LKRN	3.6838	RANCH		\$147,992	No	/ /		RIVERBANK	401
1.037	3,603	\$171.28	4LKRN	4.1293	1 1/2 STORY		\$135,920	No	/ /		EAST RIVER SHORE ESTATES	401
1.173	2,660	\$196.08	4LKRN	9.5450	RANCH		\$131,328	No	/ /		EAST RIVER SHORE ESTATES	401
1.093	2,294	\$169.61	4LKRN	1.5625	RANCH		\$85,000	No	/ /		EAST RIVER SHORE ESTATES	401
1.132	2,064	\$214.16	4LKRN	5.4543	RANCH		\$173,448	No	/ /		RIVERBANK	401
0.844	3,982	\$112.25	4LKRN	23.3462	2 STORY		\$198,656	No	/ /		COLDWATER RIVER	401
1.293	1,782	\$215.76	4LKRN	21.4708	RANCH		\$176,604	No	/ /		COLDWATER RIVER	401
1.181	1,777	\$153.57	4LKRN	10.3519	RANCH		\$165,468	No	/ /		COLDWATER RIVER	401
0.322	2,978	\$36.22	4LKRN	75.6339	1 1/4 STORY		\$410,720	No	/ /		COLDWATER RIVER	401
0.835	2,636	\$124.30	4LKRN	24.2638	1 1/4 STORY		\$246,760	No	/ /		COLDWATER RIVER	401

\$143.46

3.2857

1.045 Std. Deviation=> 0.29794949
1.078 Ave. Variance=> 21.4767 Coefficient of Var=> 19.92555344

Building Depr.

70
94
60
70
74
78
70
70
68
68
70
70
92
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82
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78
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