

4035 Land Study

Parcel Number	Street Address	Site Desc.	Sub-Parcel	Acres	Units	Units of Sale	Adj. Sales	Acres When Sold	Acres Sold	Cum. Appraisal	Land Residual	Est. Land Value	Eff. From	Depth	Ret. Acres	Total Acres	Dollars/Acre	Land Value	Class
41-16-01-100-026	3251 FALLSARBURG PARK DR NE	06/29/23	\$300,000	WD	03 ARKYS LENGTH	\$0	\$0	\$0	0.00	\$909,710	\$65,980	\$145,600	0.0	0.0	5.00	5.00	\$13,178	\$145,600	4035 VERGENNES 401
41-16-01-400-002	3012 FALLSARBURG PARK DR NE	08/28/24	\$340,000	WD	03 ARKYS LENGTH	\$0	\$0	\$0	0.00	\$223,217	\$23,844	\$100,900	0.0	0.0	1.00	1.00	\$11,583	\$100,900	4035 VERGENNES 401
41-16-02-300-027	2980 LINCOLN LAKE AVE NE	03/29/25	\$381,100	WD	03 ARKYS LENGTH	\$180,500	\$180,500	\$180,500	22.44	\$451,686	\$52,039	\$134,719	0.0	0.0	3.06	3.06	\$20,883	\$134,719	4035 VERGENNES 401
41-16-03-100-013	3386 ALDEN WASH AVE NE	03/25/25	\$62,500	WD	03 ARKYS LENGTH	\$62,500	\$62,500	\$62,500	2.81	\$50,990	\$62,500	\$55,800	0.0	0.0	3.15	3.15	\$18,023	\$55,800	4035 VERGENNES 201
41-16-03-400-044	3101 LINCOLN LAKE AVE NE	03/25/25	\$70,100	WD	03 ARKYS LENGTH	\$70,100	\$70,100	\$70,100	3.09	\$57,610	\$70,100	\$136,710	0.0	0.0	3.06	3.06	\$22,908	\$136,710	4035 VERGENNES 402
41-16-03-400-045	3089 LINCOLN LAKE AVE NE	12/17/25	\$436,000	WD	03 ARKYS LENGTH	\$436,000	\$436,000	\$436,000	3.04	\$373,031	\$436,000	\$135,540	0.0	0.0	3.04	3.04	\$63,021	\$436,000	4035 VERGENNES 402
41-16-05-020-010	11004 4 MILE RD NE	12/18/23	\$725,000	WD	03 ARKYS LENGTH	\$725,000	\$725,000	\$725,000	42.87	\$613,039	\$155,540	\$183,977	0.0	0.0	10.43	10.43	\$14,914	\$183,977	4035 VERGENNES 401
41-16-07-200-010	2645 PARNELL AVE NE	08/15/24	\$520,000	PTA	03 ARKYS LENGTH	\$520,000	\$520,000	\$520,000	38.63	\$448,943	\$194,990	\$183,977	0.0	0.0	3.06	3.06	\$38,913	\$183,977	4035 VERGENNES 401
41-16-10-400-044	2021 LINCOLN LAKE AVE NE	09/30/24	\$1,000,000	WD	03 ARKYS LENGTH	\$1,000,000	\$1,000,000	\$1,000,000	0.00	\$1,161,266	\$346,344	\$332,600	0.0	0.0	30.79	30.79	\$11,244	\$332,600	4035 VERGENNES 401
41-16-10-400-045	2003 LINCOLN LAKE AVE NE	03/21/25	\$390,000	WD	03 ARKYS LENGTH	\$390,000	\$390,000	\$390,000	0.00	\$1,161,266	\$346,344	\$332,600	0.0	0.0	27.19	27.19	\$11,244	\$332,600	4035 VERGENNES 401
41-16-11-200-011	2425 BIGGS AVE NE	08/09/24	\$270,500	WD	03 ARKYS LENGTH	\$270,500	\$270,500	\$270,500	0.00	\$1,161,266	\$346,344	\$332,600	0.0	0.0	20.00	20.00	\$5,799	\$332,600	4035 VERGENNES 401
41-16-12-400-009	2020 FALLSARBURG PARK DR NE	01/30/24	\$1,780,000	PTA	03 ARKYS LENGTH	\$1,780,000	\$1,780,000	\$1,780,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-12-400-010	2014 FALLSARBURG PARK DR NE	01/30/24	\$1,260,000	PTA	03 ARKYS LENGTH	\$1,260,000	\$1,260,000	\$1,260,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-12-400-021	1910 FALLSARBURG PARK DR NE	01/30/24	\$1,260,000	PTA	03 ARKYS LENGTH	\$1,260,000	\$1,260,000	\$1,260,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-200-021	1910 FALLSARBURG PARK DR NE	01/22/25	\$1,260,000	PTA	03 ARKYS LENGTH	\$1,260,000	\$1,260,000	\$1,260,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-200-022	1920 FALLSARBURG PARK DR NE	01/22/25	\$1,260,000	PTA	03 ARKYS LENGTH	\$1,260,000	\$1,260,000	\$1,260,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-200-023	14169 IRE ST NE	02/20/25	\$1,260,000	PTA	03 ARKYS LENGTH	\$1,260,000	\$1,260,000	\$1,260,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-200-024	14221 IRE ST NE	01/30/24	\$1,260,000	PTA	03 ARKYS LENGTH	\$1,260,000	\$1,260,000	\$1,260,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-200-025	14221 IRE ST NE	02/16/25	\$236,800	WD	03 ARKYS LENGTH	\$236,800	\$236,800	\$236,800	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-200-026	14221 IRE ST NE	01/30/24	\$1,260,000	PTA	03 ARKYS LENGTH	\$1,260,000	\$1,260,000	\$1,260,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-200-027	14221 IRE ST NE	01/30/24	\$1,260,000	PTA	03 ARKYS LENGTH	\$1,260,000	\$1,260,000	\$1,260,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-200-028	14157 IRE ST NE	01/30/24	\$1,260,000	PTA	03 ARKYS LENGTH	\$1,260,000	\$1,260,000	\$1,260,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-200-029	14205 IRE ST NE	01/30/24	\$1,260,000	PTA	03 ARKYS LENGTH	\$1,260,000	\$1,260,000	\$1,260,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-200-030	14205 IRE ST NE	01/30/24	\$1,260,000	PTA	03 ARKYS LENGTH	\$1,260,000	\$1,260,000	\$1,260,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-200-031	1964 FALLSARBURG PARK DR NE	02/14/25	\$180,480	WD	03 ARKYS LENGTH	\$180,480	\$180,480	\$180,480	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-200-032	1964 FALLSARBURG PARK DR NE	01/30/24	\$1,260,000	PTA	03 ARKYS LENGTH	\$1,260,000	\$1,260,000	\$1,260,000	0.00	\$426,955	\$260,275	\$145,600	0.0	0.0	5.01	5.01	\$31,212	\$145,600	4035 VERGENNES 401
41-16-13-101-012	1800 ALDEN WASH AVE NE	02/28/25	\$975,000	WD	03 ARKYS LENGTH	\$975,000	\$975,000	\$975,000	38.67	\$348,775	\$116,516	\$130,225	0.0	0.0	3.88	3.88	\$28,853	\$130,225	4035 VERGENNES 401
41-16-15-200-028	12395 DOWNS ST NE	10/19/23	\$340,000	WD	03 ARKYS LENGTH	\$340,000	\$340,000	\$340,000	0.00	\$1,383,030	\$333,674	\$326,704	0.0	0.0	28.90	28.90	\$11,546	\$326,704	4035 VERGENNES 401
41-16-15-200-027	1550 ALDEN WASH AVE NE	12/04/23	\$315,000	WD	03 ARKYS LENGTH	\$315,000	\$315,000	\$315,000	32.87	\$348,775	\$116,516	\$130,225	0.0	0.0	3.88	3.88	\$28,853	\$130,225	4035 VERGENNES 401
41-16-15-400-003	12965 MOPHERSON ST NE	10/17/23	\$330,000	WD	03 ARKYS LENGTH	\$330,000	\$330,000	\$330,000	0.00	\$1,383,030	\$333,674	\$326,704	0.0	0.0	28.90	28.90	\$11,546	\$326,704	4035 VERGENNES 401
41-16-16-400-030	1595 ALDEN WASH AVE NE	01/30/24	\$1,400,000	WD	03 ARKYS LENGTH	\$1,400,000	\$1,400,000	\$1,400,000	0.00	\$1,383,030	\$333,674	\$326,704	0.0	0.0	3.88	3.88	\$28,853	\$326,704	4035 VERGENNES 401
41-16-16-400-031	11483 MOPHERSON ST NE	02/07/24	\$175,000	WD	03 ARKYS LENGTH	\$175,000	\$175,000	\$175,000	0.00	\$1,383,030	\$333,674	\$326,704	0.0	0.0	2.00	2.00	\$68,445	\$326,704	4035 VERGENNES 401
41-16-16-100-025	9676 2 MILE RD NE	11/05/23	\$745,000	WD	03 ARKYS LENGTH	\$745,000	\$745,000	\$745,000	43.74	\$393,413	\$90,257	\$143,700	0.0	0.0	4.00	4.00	\$22,564	\$143,700	4035 VERGENNES 401
41-16-16-300-038	9860 DOWNS ST NE	11/05/23	\$450,000	WD	03 ARKYS LENGTH	\$450,000	\$450,000	\$450,000	0.00	\$1,383,030	\$333,674	\$326,704	0.0	0.0	3.88	3.88	\$28,853	\$326,704	4035 VERGENNES 401
41-16-20-100-014	10444 MOPHERSON ST NE	11/09/23	\$380,000	WD	03 ARKYS LENGTH	\$380,000	\$380,000	\$380,000	0.00	\$1,383,030	\$333,674	\$326,704	0.0	0.0	2.00	2.00	\$68,445	\$326,704	4035 VERGENNES 401
41-16-22-200-006	12700 MOPHERSON ST NE	08/28/23	\$487,500	WD	03 ARKYS LENGTH	\$487,500	\$487,500	\$487,500	47.22	\$847,059	\$249,076	\$135,285	0.0	0.0	10.10	10.10	\$16,370	\$135,285	4035 VERGENNES 401
41-16-22-200-013	12268 BAILEY DR NE	08/28/23	\$487,500	WD	03 ARKYS LENGTH	\$487,500	\$487,500	\$487,500	46.31	\$847,059	\$249,076	\$135,285	0.0	0.0	10.10	10.10	\$16,370	\$135,285	4035 VERGENNES 401
41-16-23-100-013	13313 BLOOMING DR NE	07/16/24	\$765,500	WD	03 ARKYS LENGTH	\$765,500	\$765,500	\$765,500	26.43	\$476,743	\$136,889	\$126,132	0.0	0.0	3.57	3.57	\$16,323	\$136,889	4035 VERGENNES 401
41-16-23-400-013	13313 BLOOMING DR NE	07/16/24	\$765,500	WD	03 ARKYS LENGTH	\$765,500	\$765,500	\$765,500	26.43	\$476,743	\$136,889	\$126,132	0.0	0.0	3.57	3.57	\$16,323	\$136,889	4035 VERGENNES 401
41-16-24-100-028	13884 CUMBERLAND AVE SE	09/18/23	\$366,000	WD	03 ARKYS LENGTH	\$366,000	\$366,000	\$366,000	45.77	\$431,671	\$229,893	\$134,264	0.0	0.0	3.10	3.10	\$73,998	\$134,264	4035 VERGENNES 401
41-16-25-476-002	278 MONTICALLY AVE SE	09/21/24	\$366,000	WD	03 ARKYS LENGTH	\$366,000	\$366,000	\$366,000	26.83	\$431,671	\$229,893	\$134,264	0.0	0.0	2.20	2.20	\$21,690	\$134,264	4035 VERGENNES 401
41-16-26-376-010	13951 VERGENNES ST SE	10/20/23	\$155,000	WD	03 ARKYS LENGTH	\$155,000	\$155,000	\$155,000	36.14	\$431,671	\$229,893	\$134,264	0.0	0.0	1.00	1.00	\$74,192	\$134,264	4035 VERGENNES 401
41-16-27-100-010	12222 BAILEY DR NE	06/10/23	\$60,000	WD	03 ARKYS LENGTH	\$60,000	\$60,000	\$60,000	7.21	\$296,976	\$118,534	\$130,810	0.0	0.0	0.98	0.98	\$91,224	\$130,810	4035 VERGENNES 401
41-16-28-100-013	60 CUMBERLAND AVE NE	06/10/23	\$500,000	WD	03 ARKYS LENGTH	\$500,000	\$500,000	\$500,000	44.08	\$524,621	\$176,469	\$108,140	0.0	0.0	10.00	10.00	\$12,646	\$108,140	4035 VERGENNES 401
41-16-28-300-044	11275 VERGENNES ST SE	07/07/23	\$500,000	WD	03 ARKYS LENGTH	\$500,000	\$500,000	\$500,000	42.20	\$524,621	\$176,469	\$108,140	0.0	0.0	3.10	3.10	\$19,815	\$108,140	4035 VERGENNES 401
41-16-28-300-047	11269 VERGENNES ST SE	08/01/23	\$469,900	WD	03 ARKYS LENGTH	\$469,900	\$469,900	\$469,900	36.14	\$524,621	\$176,469	\$108,140	0.0	0.0	1.96	1.96	\$91,224	\$108,140	4035 VERGENNES 401
41-16-29-100-042	10448 BAILEY DR NE	08/14/24	\$296,000	WD	03 ARKYS LENGTH	\$296,000	\$296,000	\$296,000	35.73	\$296,976	\$118,534	\$130,810	0.0	0.0	3.00	3.00	\$24,420	\$130,810	4035 VERGENNES 401
41-16-30-300-007	10338 BAILEY DR NE	11/17/24	\$75,000	WD	03 ARKYS LENGTH	\$75,000	\$75,000	\$75,000	50.27	\$135,795	\$75,000	\$135,795	0.0	0.0	3.07	3.07	\$38,627	\$135,795	4035 VERGENNES 401
41-16-30-300-030	9631 VERGENNES ST SE	11/13/23	\$340,000	WD	03 ARKYS LENGTH	\$340,000	\$340,000	\$340,000	54.24	\$467,985	\$5,214	\$133,900	0.0	0.0	3.00	3.00	\$1,971	\$133,900	4035 VERGENNES 401
41-16-32-400-036	1059 CUMBERLAND AVE SE	08/07/23	\$519,000	WD	03 ARKYS LENGTH	\$519,000	\$519,000	\$519,000	36.76	\$506,969	\$153,251	\$141,320	0.0	0.0	1.00	1.00	\$86,999	\$141,320	4035 VERGENNES 401
41-16-32-200-003	451 ALDEN WASH AVE SE	08/09/24	\$279,000	WD	03 ARKYS LENGTH	\$279,000	\$279,000	\$279,000	45.59	\$394,401	\$98,569	\$104,400	0.0	0.0	1.38	1.38	\$66,446	\$104,400	