

4500 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	Land To/fo	Class
41-16-04-101-013	11363 LALLY ST NE	12/02/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$184,500	46.13	\$463,787	\$236,684	\$300,471	75.1	100.0	0.21	0.21	\$3,151	\$1,121,725	\$25.75	92.00	4500 MURRAY LAKE AREA SEC. 4	401
41-16-04-126-004	3543 CAUSEWAY DR NE	10/26/23	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$196,500	32.48	\$600,000	\$307,444	\$302,444	75.6	118.0	0.23	0.23	\$4,066	\$1,325,190	\$20.42	84.89	4500 MURRAY LAKE AREA SEC. 4	401
41-16-04-177-007	11535 LALLY ST NE	04/14/23	\$1,207,500	WD	03-ARM'S LENGTH	\$1,207,500	\$498,300	41.27	\$1,355,193	\$433,267	\$560,960	145.2	316.4	0.73	0.73	\$2,863	\$596,787	\$13.70	100.00	4500 MURRAY LAKE AREA SEC. 4	401
41-16-04-202-017	3431 CAUSEWAY DR NE	07/31/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$143,000	35.75	\$427,589	\$247,608	\$275,197	88.6	71.0	0.16	0.16	\$3,999	\$1,519,067	\$24.87	100.00	4500 MURRAY LAKE AREA SEC. 4	401
Totals:			\$2,612,500			\$2,612,500	\$1,022,300		\$2,846,569	\$1,225,003	\$1,469,072	364.6		1.33	1.33						
										Average	Average	Average	Average		Average						
										per FF >>	per FF >>	per Net Acre >>	per Net Acre >>	per Net Acre >>							
										30.13	\$3,358	\$15,671.92	\$21.11								
										6.03											
										Std. Dev. >>											

Rate Group: 21

Frontage

Description: MURRAY LAKE

Front Foot Rate: 3.200

Standard Depth: 150

Depth Factor Curve: 0

Standard Frontage (Sq. Ft.): 0

Front Factor Curve: 0

Maximum Frontage Factor: 3.00

Sale

Description:

Site Value: 0

Close