2023 LAND TABLE CM/IN COMMERCIAL INDUSTRIAL - BLUE STAR HWY SOUTH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
20-010-013-00	3385 BLUESTAR HWY	09/01/21	$387,900	WD	03-ARM'S LENGTH	$387,900	$186,000	47.95	$409,823	$8,840	$90,763	100.0	0.0	0.66	0.66	$88	$13,394	$0.31	100.00	COM	4692-665		COM/IND	0	1	5/5/2008	OFFICE BUILDINGS	201	
20-010-029-10	BLUE STAR V/L	02/04/22	$135,900	WD	03-ARM'S LENGTH	$115,900	$41,800	36.07	$110,464	$115,900	$110,464	320.0	0.0	2.37	2.37	$362	$48,903	$1.12	320.00	COM	4728-352		COM/IND	0	0	NOT INSPECTED	COM VAC	202	
20-010-037-10	3291 BLUE STAR HWY	09/10/21	$700,000	WD	19-MULTI PARCEL ARM'S LENGTH	$700,000	$218,100	31.16	$551,307	$200,527	$173,293	105.0	0.0	6.55	2.58	$1,910	$30,615	$0.70	105.00	COM	4674-69	20-010-037-00, 20-010-035-30	COM/IND	0	1	1/12/2023	GREENHOUSE COMM	201	
20-010-043-00	3282 BLUE STAR HWY	02/28/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$88,800	39.47	$281,164	$74,532	$132,695	310.0	0.0	2.85	2.85	$240	$46,179	$0.60	310.00	COM	4737-512		COM/IND	0	1	4/21/2008	MOTEL EXT STAY	201	
20-010-036-20	3277 BLUE STAR HWY	01/10/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$69,100	20.09	$170,156	$317,841	$142,997	1,311.5	0.0	3.07	3.07	$242	$103,599	$2.38	1,311.47	COM	4720-99		COM/IND	0	1	4/21/2008	VACANT PROPERTY	201	Part Residential
		Totals:	**$1,773,800**			**$1,773,800**	**$604,000**		**$1,524,914**	**$717,640**	**$590,213**	**2,146.5**		**15.50**	**11.52**														
							Sale. Ratio =>	**34.05**			**Average**			**Average**															
							Std. Dev. =>	**10.32**			**per FF=>**	**$334**		**per Net Acre=>**	**46,314.29**		**per SqFt=>**	**$1.06**										

Concluded Sq Ft Rate $1.06

202 LAND TABLE CM/IN COMMERCIAL INDUSTRIAL - RUARAL AND EXCESS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-010-018-00	709 MAPLE ST	03/21/22	$800,000	WD	03-ARM'S LENGTH	$800,000	$281,800	35.23	$866,227	$210,060	$203,683	110.0	0.0	4.37	3.00	$1,910	$48,069	$1.10	110.00	COM	4742-726	20-010-030-10	COM/IND	0	1	5/5/2008	WAREHOUSES	201
20-023-007-00	6200 ARROWHEAD	01/28/22	$216,500	WD	03-ARM'S LENGTH	$216,500	$28,300	13.07	$7,892	$216,500	$0	0.0	0.0	6.91	6.91	#DIV/0!	$31,331	$0.72	0.00	COM	4729/736		COM/IND	0	1	4/5/2010	COM VAC	001
20-351-005-00	3285 JACK WILSON DR #5	04/22/21	$16,000	WD	03-ARM'S LENGTH	$16,000	$9,400	58.75	$15,686	$3,645	$3,331	0.0	0.0	0.15	0.15	#DIV/0!	$24,300	$0.56	0.00	STG	4617-322		COM/IND	0	1	NOT INSPECTED	IND FLEX	201
		Totals:	**$1,032,500**			**$1,032,500**	**$319,500**		**$889,805**	**$430,205**	**$207,014**	**110.0**		**11.43**	**10.06**													
							Sale. Ratio =>	**30.94**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**22.84**			**per FF=>**	**$3,911**		**per Net Acre=>**	**37,638.23**		**per SqFt=>**	**$0.86**										

Concluded Sq Ft Rate	$0.86

Excess Rate Calculation

20% of concluded rural rate

0.86*20% = 0.17

Concluded Excess Sq Ft Rate $0.17

2023 LAND TABLE CM/IN COMMERCIAL INDUSTRIAL - BLUE STAR HWY NORTH

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
20-003-005-00	6411 BLUE STAR HWY	03/11/22	$1,603,618	WD	03-ARM'S LENGTH	$1,603,618	$564,100	35.18	$1,322,401	$479,536	$198,319	400.0	0.0	2.43	2.43	$1,199	$197,097	$4.52	400.00	COM	4742-655		COM/IND	0	1	9/29/2008	REST FAST	201	
20-003-041-00	BLUE STAR HWY VACANT	05/28/21	$557,500	WD	19-MULTI PARCEL ARM'S LENGTH	$557,500	$115,600	20.74	$604,272	$557,500	$604,272	500.0	0.0	7.13	7.13	$1,115	$78,189	$1.79	0.00	COM	4627-299	20-003-071-00	COM/IND	0	1	11/5/2008	RES VAC	202	
20-003-042-00	6541 BLUE STAR HWY	09/17/21	$500,000	WD	03-ARM'S LENGTH	$500,000	$99,800	19.96	$291,797	$294,379	$86,176	340.0	0.0	1.32	1.32	$866	$223,014	$5.12	340.00	COM	4673-790		COM/IND	0	1	1/10/2023	MOTEL ALT	201	
20-003-068-30	3460 BLUE STAR HWY	10/15/20	$139,900	WD	03-ARM'S LENGTH	$139,900	$78,200	55.90	$232,787	$71,166	$164,063	377.0	0.0	1.76	1.76	$189	$40,435	$0.93	377.00	COM	4530-679		COM/IND	0	1	NOT INSPECTED		201	
		Totals:	**$2,801,018**			**$2,801,018**	**$857,700**		**$2,451,267**	**$1,402,581**	**$1,052,830**	**1,617.0**		**12.65**	**12.65**														
							Sale. Ratio =>	**30.62**			**Average**			**Average**			**Average**												
							Std. Dev. =>	**16.83**			**per FF=>**		**$867**	**per Net Acre=>**		**110,910.81**	**per SqFt=>**		**$2.55**										

Concluded Sq Ft Rate	**$2.55**

20-003-066-51	3479 BLUE STAR HWY	09/28/21	$300,000	WD	03-ARM'S LENGTH	$300,000	$212,400	70.80	$483,634	($104,398)	$79,236	167.0	0.0	0.85	0.85	($625)	($122,821)	($2.82)	167.00	COM	4681-786		COM/IND	0	1	NOT INSPECTED		201	
20-003-012-00	BLUE STAR/135TH V/L	09/21/21	$885,000	WD	19-MULTI PARCEL ARM'S LENGTH	$885,000	$354,600	40.07	$1,265,704	$845,498	$686,597	1,200.0	0.0	21.94	5.52	$705	$38,537	$0.88	1,200.00	COM	PTA	20-003-019-00	COM/IND	0	0	NOT INSPECTED	COM VAC	001	mixed with residential