

2023 LAND VALUE
ADDISON VILLAGE (IMPROVED)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	SQ FT	Net Acres	Dollars/Acre	Dollars/SqFt	Class
WD1-131-4590-00	215 RAILROAD ST	09/14/20	\$133,000	WD	03-ARMY'S LENGTH	\$133,000	\$48,545	8712	0.20	\$242,725	\$5.57	401
WD1-131-4705-00	244 W MAIN ST	07/22/20	\$90,000	WD	03-ARMY'S LENGTH	\$90,000	\$19,740	8712	0.20	\$98,700	\$2.27	401
WD1-001-0011-00	215 E MAIN ST	08/18/20	\$104,000	WD	03-ARMY'S LENGTH	\$104,000	\$39,683	9583	0.22	\$180,377	\$4.14	401
WD1-131-4670-00	324 W MAIN ST	03/25/21	\$59,500	WD	03-ARMY'S LENGTH	\$59,500	\$6,009	10890	0.25	\$24,036	\$0.55	401
WD1-000-3051-00	118 N TALBOT ST	05/26/21	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	\$99,977	15594	0.36	\$279,265	\$6.41	401
WD1-131-4575-00	200 RAILROAD ST	10/01/20	\$7,500	PTA	03-ARMY'S LENGTH	\$7,500	\$7,500	20822	0.48	\$15,690	\$0.36	402
WD1-000-6024-00	216 WALNUT ST	08/18/21	\$90,000	WD	03-ARMY'S LENGTH	\$90,000	\$10,889	23522	0.54	\$20,165	\$0.46	401
WD1-131-4630-00	117 MILL ST	07/20/21	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$2,615	24394	0.56	\$4,670	\$0.11	401
WD1-131-4200-00	430 N STEER ST	08/18/20	\$96,000	WD	03-ARMY'S LENGTH	\$96,000	\$20,645	35284	0.81	\$25,488	\$0.59	401
WD1-131-4910-00	331 N STEER ST	08/31/21	\$90,000	WD	03-ARMY'S LENGTH	\$90,000	\$39,216	36503	0.84	\$46,797	\$1.07	401
WD1-131-4300-00	18191 JUNCTION RD	10/22/20	\$195,000	WD	03-ARMY'S LENGTH	\$195,000	\$79,232	121968	2.80	\$28,297	\$0.65	401
Totals:			\$1,185,000			\$1,185,000	\$374,051		7.25		\$1.18	

Average per Net Acre=> Average per SqFt=>

2023 LAND VALUE
ADDISON VILLAGE (VACANT)

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Class
WD1-131-4605-00	222 SAUNDERS	09/03/21	\$3,600	WD	03-ARM'S LENGTH	\$3,600	\$3,600	0.20	\$18,000	\$0.41	402
Totals:			\$3,600			\$3,600	\$3,600	0.20	Average per Net Acre=>	Average per SqFt=>	\$0.41

2023 LAND VALUE
 AGRICULTURAL VACANT

EXPANDED SEARCH 04/01/2020-12/01/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Land Table	Class
WDO-106-1280-00	18708 VICARY RD	10/15/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$90,000	\$90,000	20.00	\$4,500	AGRICULTURAL	102
WDO-115-3900-00	10000 DEVILS LAKE HWY	09/01/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$133,000	\$91,625	20.50	\$6,488	AGRICULTURAL	102
WDO-107-3350-00	11000 N US-127	01/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$240,000	\$202,545	57.87	\$4,147	AGRICULTURAL	102
WDO-114-2050-40	11314 S MILLER HWY	07/25/22	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$452,000	\$316,015	90.29	\$5,006	AGRICULTURAL	102
Totals:			\$915,000			\$915,000	\$915,000	\$700,185	188.66			
								Average per FF=>	Average per Net Acre=>	Average per SqFt=>		

2023 LAND VALUE
CEMENT CITY VILLAGE (IMPROVED)

Parcel Number	Street Address	Sale Date	Sale Price	Inst	Terms of Sale	Adj. Sales	Land Residual	SQFT	Net Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Class
WD4-010-0760-00	134 POTTER AVE	03/24/21	\$134,000	WD	03-ARMS LENGTH	\$134,000	\$56,522	7928	0.18	\$310,560	\$7.13		401
WD4-010-0360-00	323 POTTER AVE	07/27/20	\$125,000	PIA	03-ARMS LENGTH	\$125,000	\$37,312	8712	0.20	\$186,560	\$4.28		401
WD4-010-0410-00	320 POTTER AVE	09/13/21	\$144,900	WD	03-ARMS LENGTH	\$144,900	\$62,093	8712	0.20	\$310,465	\$7.13		401
WD4-010-1530-00	319 PENINSULAR AVE	06/21/21	\$63,000	WD	03-ARMS LENGTH	\$63,000	\$11,953	8712	0.20	\$59,765	\$1.37		401
WD4-010-1581-00	228 PARKER AVE	04/24/21	\$90,000	OTH	03-ARMS LENGTH	\$90,000	\$22,209	12153	0.28	\$79,602	\$1.83		401
WD4-105-2325-00	202 WOODSTOCK ST	12/17/21	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$63,249	16553	0.38	\$166,445	\$3.82		401
WD4-104-1080-00	129 WOODSTOCK ST	03/04/21	\$87,900	WD	03-ARMS LENGTH	\$87,900	\$21,176	20822	0.48	\$44,301	\$1.02		401
WD4-010-1240-00	411 BROOKS ST	04/20/20	\$149,000	WD	03-ARMS LENGTH	\$149,000	\$21,403	23522	0.54	\$39,635	\$0.91		401
WD4-104-1070-00	117 WOODSTOCK ST	07/16/21	\$101,000	WD	03-ARMS LENGTH	\$101,000	\$13,563	25352	0.58	\$23,304	\$0.53		401
WD4-105-2320-00	142 WOODSTOCK ST	07/06/21	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$40,839	26136	0.60	\$68,065	\$1.56		401
WD4-105-2365-00	220 WOODSTOCK ST	10/30/20	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$37,922	34848	0.80	\$47,403	\$1.09		401
WD4-105-4290-00	534 WOODSTOCK ST	08/04/20	\$140,000	MIC	03-ARMS LENGTH	\$140,000	\$27,391	43081	0.99	\$27,696	\$0.64		401
WD4-104-1650-00	331 WOODSTOCK ST	07/21/20	\$93,000	WD	03-ARMS LENGTH	\$93,000	\$22,579	87120	2.00	\$11,290	\$0.26		401
Totals:			\$1,527,800			\$1,527,800	\$438,211		7.43		\$1.35		
									Average	Average			
									per Net Acre=>	per SqFt=>			

2023 LAND VALUE
COMMERCIAL (IMPROVED)

Parcel Number	Street Address	Sale Date	Sale Price	Instur.	Terms of Sale	Adj. Sale \$	Land Residual	SQ FT	Net Acres	Dollars/Acre	Dollars/Sqft	Land Table	Class
WD1-000-3032-00	106 N TALBOT ST	08/31/21	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$13,852	1742	0.04	\$346,300	\$7.95	COMMERCIAL	201
WDO-555-0020-00	6387 W US-223	03/03/22	\$72,000	WD	03-ARMS LENGTH	\$72,000	\$28,089	3920	0.09	\$312,100	\$7.16	COMMERCIAL	201
WDO-555-0050-00	6421 W US-223	01/05/22	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$24,890	13939	0.32	\$77,781	\$1.79	COMMERCIAL	201
WDO-104-1320-10	16675 CEMENT CITY HWY	08/16/21	\$152,000	WD	03-ARMS LENGTH	\$152,000	\$152,000	82764	1.90	\$80,000	\$1.84	COMMERCIAL	201
WDO-104-1320-10	16675 CEMENT CITY HWY	02/08/22	\$1,913,462	WD	03-ARMS LENGTH	\$1,913,462	\$1,913,462	82764	1.90	\$1,007,085	\$23.12	COMMERCIAL	201
WDO-110-3600-20	11569 US-12	11/02/21	\$437,500	WD	03-ARMS LENGTH	\$437,500	\$437,500	154638	3.55	\$123,239	\$2.83	COMMERCIAL	201
WDO-121-1525-00	17124 W US-223	07/01/21	\$1,050,000	WD	03-ARMS LENGTH	\$1,050,000	\$721,783	173064	3.97	\$181,672	\$4.17	COMMERCIAL	201
Totals:			\$3,949,962			\$3,949,962	\$3,291,576		11.77				
									Average		Average		
									per Net Acre=>		per SqFt=>		\$6.42

2023 LAND VALUE
COMMERCIAL (VACANT)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	SQ FT	Net Acres	Dollars/Acre	Dollars/SqFt	Land Table	Class
WDC-110-3025-00	11000 SILVER LAKE HWY	12/04/20	\$85,000	WD	03-ARMY'S LENGTH	\$85,000	\$85,000	426017	9.78	\$8,691	\$0.20	COMMERCIAL	202
Totals:			\$85,000			\$85,000	\$85,000		9.78	Average	Average		
										per Net Acre=>			
											per SqFt=>	\$0.20	

2023 LAND VALUE
DEVILS LAKE FRONT LOTS (IMPROVED)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Sq. Ft.	Net Acres	Dollars/SqFt	LandTable	Use Code	Class
WDO-655-0280-00	7405 HOLLYHOCK AVE	04/08/20	\$310,000	WD	03-ARMY'S LENGTH	\$310,000	\$76,604	3,920	0.09	\$19.54	DEVILS LAKE - FRONT LOTS	401	401
WDO-655-0310-00	7402 HOLLYHOCK AVE	09/10/21	\$665,000	WD	03-ARMY'S LENGTH	\$665,000	\$414,494	3,920	0.09	\$105.73	DEVILS LAKE - FRONT LOTS	401	401
WDO-705-0020-00	7372 WALNUT HILL	11/05/20	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$24,503	3,920	0.09	\$6.25	DEVILS LAKE - FRONT LOTS	401	401
WDO-655-0050-00	7559 REGER AVE	09/18/20	\$323,000	WD	03-ARMY'S LENGTH	\$323,000	\$67,094	4,008	0.09	\$16.74	DEVILS LAKE - FRONT LOTS	401	401
WDO-605-0080-00	4410 SHADY DR	05/14/21	\$673,500	WD	03-ARMY'S LENGTH	\$673,500	\$405,817	4,356	0.10	\$93.16	DEVILS LAKE - FRONT LOTS	401	401
WDO-655-0080-00	7533 REGER AVE	09/09/20	\$484,000	WD	03-ARMY'S LENGTH	\$484,000	\$166,672	4,356	0.10	\$38.26	DEVILS LAKE - FRONT LOTS	401	401
WDO-655-0120-00	7521 HILLCREST AVE	06/30/20	\$346,900	WD	03-ARMY'S LENGTH	\$346,900	\$139,572	5,663	0.13	\$24.65	DEVILS LAKE - FRONT LOTS	401	401
WDO-455-0210-00	6936 DEVILS LAKE HWY	07/09/20	\$585,000	WD	03-ARMY'S LENGTH	\$585,000	\$130,438	5,793	0.13	\$22.51	DEVILS LAKE - FRONT LOTS	401	401
WDO-535-0530-00	6060 LAKESIDE DR	02/11/22	\$750,000	WD	03-ARMY'S LENGTH	\$750,000	\$528,326	6,098	0.14	\$86.63	DEVILS LAKE - FRONT LOTS	401	401
WDO-575-0191-00	4738 ROUND LAKE HWY	12/09/20	\$782,000	PTA	03-ARMY'S LENGTH	\$782,000	\$314,043	6,882	0.16	\$45.63	DEVILS LAKE - FRONT LOTS	401	401
WDO-505-0203-00	8076 CLARK'S COVE	02/22/22	\$365,000	WD	03-ARMY'S LENGTH	\$365,000	\$334,741	7,144	0.16	\$46.86	DEVILS LAKE - FRONT LOTS	401	401
WDO-515-0283-00	7790 CLARK'S COVE	09/15/21	\$425,000	WD	03-ARMY'S LENGTH	\$425,000	\$261,833	7,492	0.17	\$34.95	DEVILS LAKE - FRONT LOTS	401	401
WDO-425-0011-00	4136 SHADY DR	12/10/20	\$415,000	WD	03-ARMY'S LENGTH	\$415,000	\$137,263	7,667	0.18	\$17.90	DEVILS LAKE - FRONT LOTS	401	401
WDO-515-0284-00	7788 CLARK'S COVE	10/01/21	\$1,100,000	WD	03-ARMY'S LENGTH	\$1,100,000	\$381,649	10,498	0.24	\$36.35	DEVILS LAKE - FRONT LOTS	401	401
WDO-455-0260-00	6980 DEVILS LAKE HWY	10/23/20	\$322,000	WD	03-ARMY'S LENGTH	\$322,000	\$42,957	11,326	0.26	\$3.79	DEVILS LAKE - FRONT LOTS	401	401
WDO-505-0140-00	8192 CLARK'S COVE	06/25/20	\$588,500	WD	03-ARMY'S LENGTH	\$588,500	\$148,090	11,413	0.26	\$12.98	DEVILS LAKE - FRONT LOTS	401	401
WDO-455-0380-00	7018 BLUE LAGOON DR	08/12/20	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$46,490	11,674	0.27	\$3.98	DEVILS LAKE - FRONT LOTS	401	401
WDO-625-0200-00	4547 ROUND LAKE HWY	06/24/20	\$573,000	WD	03-ARMY'S LENGTH	\$573,000	\$219,867	13,155	0.30	\$16.71	DEVILS LAKE - FRONT LOTS	401	401
WDO-127-4417-00	6200 WINTER RD	10/09/20	\$534,550	WD	03-ARMY'S LENGTH	\$534,550	\$251,888	14,375	0.33	\$17.52	DEVILS LAKE - FRONT LOTS	401	401
WDO-705-0140-00	7296 WALNUT HILL	03/23/21	\$470,000	WD	03-ARMY'S LENGTH	\$470,000	\$202,179	15,246	0.35	\$13.26	DEVILS LAKE - FRONT LOTS	401	401
WDO-705-0140-00	7296 WALNUT HILL	03/31/22	\$765,000	WD	03-ARMY'S LENGTH	\$765,000	\$506,939	15,246	0.35	\$33.25	DEVILS LAKE - FRONT LOTS	401	401
WDO-850-0030-00	4563 ROUND LAKE HWY	09/03/20	\$239,000	WD	03-ARMY'S LENGTH	\$239,000	\$51,002	16,901	0.39	\$3.02	DEVILS LAKE - FRONT LOTS	401	401
WDO-615-0110-00	4618 ROUND LAKE HWY	08/25/20	\$540,000	WD	03-ARMY'S LENGTH	\$540,000	\$224,734	17,250	0.40	\$13.03	DEVILS LAKE - FRONT LOTS	401	401
WDO-535-0630-10	6103 HIGHLAND AVE	07/17/20	\$430,000	PTA	03-ARMY'S LENGTH	\$430,000	\$280,032	22,608	0.52	\$12.39	DEVILS LAKE - FRONT LOTS	401	401
WDO-127-4418-00	6190 WINTER RD	10/16/20	\$545,000	WD	03-ARMY'S LENGTH	\$545,000	\$243,341	26,136	0.60	\$9.31	DEVILS LAKE - FRONT LOTS	401	401
WDO-127-4365-00	6320 WINTER RD	05/25/21	\$525,000	WD	03-ARMY'S LENGTH	\$525,000	\$226,000	32,234	0.74	\$7.01	DEVILS LAKE - FRONT LOTS	401	401
WDO-127-4435-10	6115 W US-223	07/30/20	\$351,000	WD	03-ARMY'S LENGTH	\$351,000	\$200,751	32,583	0.75	\$6.16	DEVILS LAKE - FRONT LOTS	401	401
WDO-135-3100-00	4020 ROUND LAKE HWY	06/04/21	\$900,000	WD	03-ARMY'S LENGTH	\$900,000	\$710,693	394,087	9.05	\$1.80	DEVILS LAKE - FRONT LOTS	401	401
Totals:			\$14,447,450			\$14,427,450	\$6,738,012		16.44	Average			
										per Net Acre=>	\$9.41		

2023 LAND VALUE
DEVILS LAKE FRONT LOTS VACANT

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Sq. Ft.	Dollars/sqFt	liber/Page	Land Table
WDO-565-0010-00	4048 WOODLAND AVE	08/27/19	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$375,000	0.18	7,840.80	\$47.83	2585-0062	DEVILS LAKE - FRONT LOTS
WDO-127-4447-00	6000 QUIET COVE	08/09/19	\$181,000	WD	03-ARMS LENGTH	\$181,000	\$181,000	0.32	13,939.20	\$12.98	2584-0330	DEVILS LAKE - FRONT LOTS
WDO-725-1010-00	4000 ROUND LAKE HWY	11/08/19	\$625,000	WD	03-ARMS LENGTH	\$625,000	\$625,000	0.48	20,908.80	\$29.89	2588-0962	DEVILS LAKE - FRONT LOTS
Totals:			\$1,181,000			\$1,181,000	\$1,181,000	0.98				
Average												
per Net Acre=>										\$27.67		

2023 LAND VALUE
DEVILS LAKE REAR LOTS (IMPROVED)

Parcel Number	Street Address	Sale Date	Sale Price	Instir.	Terms of Sale	Adj. Sale \$	Land Residual	SQ FT	Net Acres	Dollars/Acre	Dollars/SqFt	Land Trable	Class
WD0-745-0420-00	4000 CEDAR POINT DR	05/14/21	\$81,600	WD	03-ARM'S LENGTH	\$81,600	\$65,129	4356	0.10	\$651,290	\$14.95	DEVILS LAKE - REAR LOTS	401
WD0-735-0300-00	4197 SHADY DR	10/16/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$41,078	5358	0.12	\$333,561	\$7.66	DEVILS LAKE - REAR LOTS	401
WD0-505-0054-00	8297 CLARK'S COVE	05/07/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$13,710	6098	0.14	\$97,929	\$2.25	DEVILS LAKE - REAR LOTS	401
WD0-535-0560-00	6000 HIGHLAND AVE	08/18/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$107,995	6098	0.14	\$771,393	\$17.71	DEVILS LAKE - REAR LOTS	401
WD0-735-0270-00	4241 ECHO COVE	07/06/20	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$12,098	6098	0.14	\$86,414	\$1.98	DEVILS LAKE - REAR LOTS	401
WD0-525-0620-00	5138 WILDWOOD CT	12/02/20	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$110,320	6403	0.15	\$750,476	\$17.23	DEVILS LAKE - REAR LOTS	401
WD0-525-0750-00	5000 PARKWOOD CT	07/21/20	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$22,000	6534	0.15	\$146,667	\$3.37	DEVILS LAKE - REAR LOTS	402
WD0-565-0133-00	4111 WOODLAND AVE	07/01/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$36,839	6752	0.16	\$237,671	\$5.46	DEVILS LAKE - REAR LOTS	401
WD0-535-0280-00	5935 TOWER AVE	03/05/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,505	7187	0.17	\$542,455	\$12.45	DEVILS LAKE - REAR LOTS	401
WD0-705-8032-00	7307 WALNUT HILL	09/22/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$21,356	8276	0.19	\$112,400	\$2.58	DEVILS LAKE - REAR LOTS	401
WD0-820-0100-00	7575 HILLCREST COURT	08/07/20	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$243,726	11326	0.26	\$937,408	\$21.52	DEVILS LAKE - REAR LOTS	401
WD0-820-0100-00	7575 HILLCREST COURT	11/18/21	\$1,054,000	WD	03-ARM'S LENGTH	\$1,054,000	\$197,726	11326	0.26	\$760,485	\$17.46	DEVILS LAKE - REAR LOTS	401
WD0-134-2560-00	7455 HOLLYHOCK AVE	09/14/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$132,885	13504	0.31	\$428,661	\$9.84	DEVILS LAKE - REAR LOTS	401
Totals:						\$3,639,500	\$1,094,317		Average	Average	\$11.02		
									per Net Acre=>	per SqFt=>			
									2.28				

2023 LAND VALUE
 GOOSE/MUD/PICKERELL/MERCURY FRONT LOTS (VACANT)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	SQ.FT	Dollars/SqFt	Land Table	Class
WD0-114-4075-22	10325 ROUND LAKE HWY	09/02/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$85,000	7.05	\$12,057	307098	\$3.61	GOOSE/PICK/MUD, 402	
WD0-114-2780-30	10000 MILLER HWY	05/25/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$105,000	8.37	\$12,545	364597	\$3.47	GOOSE/PICK/MUD, 402	
WD0-114-3200-00	14000 CANARY CT	09/09/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$180,000	12.95	\$13,899	564146	\$3.13	GOOSE/PICK/MUD, 402	
WD0-114-4075-24	14540 VISCHER RD	09/27/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$275,000	35.68	\$7,707	1554221	\$5.65	GOOSE/PICK/MUD, 402	
Totals:			\$645,000			\$645,000	\$645,000	64.05	Average	Average	\$0.23		
									per Net Acre=>	per SqFt=>			

