

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 20000.COMMERCIAL BLUE STAR, Last Edited: 10/31/2023

Rates for Rate Table 'COMMERCIAL BLUE STAR', (SqFt)

ROW	:	0.00	
COMM BSH .50	:	0.50	.55
COMM BSH 1.05	:	1.05	1.20
COMM BSH 2.20	:	2.20	2.50
COMM BSH 5.00	:	5.00	5.50

20000 Comm Blue Star

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Acq. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class																
59-016-069-00	312 S FERRY ST	12/04/20	CD	\$265,000	\$158,900	59.96	\$250,470	\$265,000	\$250,470	0.0	0.0	1.15	1.15	\$230,435	\$5.29	0.00	20000	COMMERCIAL BLUES '202	201																
59-016-070-10	160 S BLUE STAR HWY	03/21/22	WD	\$368,970	\$125,200	33.93	\$335,532	\$111,062	\$77,624	0.0	0.0	0.81	0.81	\$137,114	\$3.15	0.00	20000	COMMERCIAL BLUES '201	202																
59-017-089-90	319 S FERRY ST	04/19/23	WD	\$140,000	\$22,200	15.86	\$97,749	\$140,000	\$97,749	187.0	285.0	1.02	1.02	\$137,255	\$3.15	187.00	20000	COMMERCIAL BLUES '202	201																
59-020-003-01	2930 S BLUE STAR HWY	12/01/21	WD	\$150,000	\$63,400	42.27	\$133,098	\$150,000	\$133,098	290.0	434.0	2.91	2.91	\$51,546	\$1.18	290.00	20000	COMMERCIAL BLUES '202	201																
59-020-007-00	2918 S BLUE STAR HWY	08/30/22	WD	\$992,812	\$127,100	12.93	\$300,103	\$727,990	\$45,281	150.0	290.0	0.99	0.99	\$735,343	\$16.88	150.00	20000	COMMERCIAL BLUES '201	201																
59-065-001-00	100 S BLUE STAR HWY	11/12/21	WD	\$500,000	\$194,900	38.98	\$498,607	\$110,905	\$110,512	0.0	0.0	1.18	0.30	\$93,987	\$2.16	0.00	20000	COMMERCIAL BLUES '201	201																
59-350-015-00	10.5 S BLUE STAR HWY	01/06/24	WD	\$880,000	\$387,400	44.02	\$803,969	\$169,685	\$93,654	168.0	140.0	0.43	0.43	\$394,616	\$9.06	168.00	20000	COMMERCIAL BLUES '201	201																
Totals:													8.49	7.61	\$608,388	\$2,420,528	\$1,674,642	\$2,106	\$95.0	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106				
													Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average			
													per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	per Net Acrt	
													32.83	16.46	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106	
													per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	per FF=>	
													\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53

Used

Comm BSH	0.55
Comm BSH	1.2
Comm BSH	2.5
Comm BSH	5.5

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 20001.COMMERCIAL DOWNTOWN, Last Edited: 02/16/2023

Sites:

Site 'A': Description: 'SITE CONDO 70K '
Site 'B': Description: 'CONDO '

Value: ~~70,000~~ 64,250
Value: 75,000

USED for Res Downtown condos

Rates for Rate Table 'COMMERCIAL DOWNTOWN', (SqFt)

ROW : 0.00
COMM DTWN 10.50: ~~10.50~~ 13.00
COMM RES 5.00 : 5.00

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effcc. Front	Depth	Net Acres	Total Acres	Dollars/SqFt	ECF Area	Use Code	Class														
59-016-039-20	225 W CENTER ST	11/29/21	\$180,000	\$180,000	\$148,100	82.28	\$273,524	\$180,000	\$273,524	200.0	419.6	0.53	0.29	\$77.74	20001 VACANT PROPER	202	202														
59-100-011-50	14 E CENTER ST	11/24/20	\$100,000	\$100,000	\$44,200	44.20	\$95,130	\$100,000	\$95,130	74.0	61.0	0.10	0.10	\$22.07	20001 COM VAC	202	202														
59-100-015-00	24 W CENTER ST	04/11/23	\$1,050,000	\$1,050,000	\$406,300	38.70	\$866,778	\$257,520	\$74,298	56.0	122.0	0.16	0.16	\$36.49	20001 RESTAURANTS	201	201														
59-600-003-00	200 W CENTER ST	11/29/21	\$75,000	\$75,000	\$54,500	72.67	\$125,780	\$75,000	\$125,780	80.0	150.0	0.28	0.28	\$6.26	20001 COM VAC	202	202														
Totals:																															
														Average	1.08	0.83															
														Average	\$653,100	\$612,520	\$568,732	412.0													
														Sale. Ratio =>	46.48																
														Std. Dev. =>	21.28																
														Average	per Net Acre=	568,786.05	\$13.08														
														Use																	
														Use																	

Small Condos

59-130-001-00	150 W CENTER ST	11/01/23	\$260,000	\$260,000	\$177,300	68.19	\$243,141	\$86,859	\$70,000	20001 COMMERC OFC CONDO	201																				
59-130-004-00	150 W CENTER ST	02/23/24	\$255,110	\$255,110	\$170,700	66.91	\$245,053	\$80,057	\$70,000	20001 COMMERC OFC CONDO	201																				
														Divided by 2																	
														25%																	
														Use																	
														Use																	
														Average	\$515,110																
														Std. Dev. =>	\$257,555																
														Use	\$64,389																
														Use	\$64,250																
														Average	per Net Acre=	251,400	\$70,000	\$189,632	41.90	\$480,368	\$189,632	\$70,000	20001 COMMERC RESTAURANTS	201							

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 20003.COMMERCIAL, Last Edited: 10/31/2023

Rates for Rate Table 'COMMERCIAL', (SqFt)

ROW : 0.00
COMM RURAL 1.00: 1.00
COMM WILEY 2.00: 2.00
COMM HAML 8.00: 8.00
COMM CTRW 12.00: 12.00

✓ NA change

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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	ECF Area	Land Table	Class								
59-650-001-00	382 W CENTER ST	09/30/20	\$107,500	WD	\$107,500	\$55,600	51.72	\$111,261	\$107,500	\$111,261	103.0	200.0	0.47	0.47	\$1,044	\$227,273	20063	COMMERCIAL	202								
59-650-002-00	N FERRY ST	03/21/22	\$1,249,548	WD	\$1,249,548	\$424,000	33.93	\$1,201,885	\$625,680	\$578,217	240.0	374.0	2.06	2.06	\$2,608	\$303,678	20003	COMMERCIAL	201								
59-650-002-12	430 W CENTER ST	07/24/23	\$650,000	WD	\$640,000	\$251,900	39.36	\$519,456	\$193,344	\$72,800	52.0	175.0	0.21	0.21	\$3,718	\$925,091	20006	COMMERCIAL	201								
59-650-002-20	30 HAMILTON ST	06/11/21	\$360,000	WD	\$360,000	\$121,200	33.67	\$242,400	\$242,400	\$359,040	240.0	187.0	1.03	1.03	\$1,010	\$235,340	20003	COMMERCIAL	201								
Total:														\$2,357,048	\$852,700	\$2,075,002	\$1,169,124	\$1,121,318	635.0	3.77	3.77	Average	\$7.11	\$1,841	309,865.89	Average	\$7.11
														Std. Dev. =>	36.18	8.45	\$1,841	per Net Acre =>	309,865.89	per SFP =>	\$7.11						

Commercial	10/4/2024	31 A	\$5.86 Sf.	minus land imp
105 & 105 Blue Star	4/19/2023	1.02	\$3.15 Sf.	
1919 S Ferry St	12/7/2021	2.91	\$1,183 Sf.	
2930 Blue Star Hwy	11/29/2021	.594 A	\$7.74 Sf.	
211, 217, & 225 W C	11/29/2021	.275 A	\$6.35 Sf.	
200 W Center St	11/24/2020	0.396	\$5.79 Sf.	
14 E Center	6/11/2021	1.03 A	\$9.02 Sf.	4.60S
30 Hamilton ST				
Comm Rural				
Comm Willey				
Comm Hamilton				
Comm CTRW				

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class			
59-650-001-00	382 W CENTER ST	09/30/20	WD	\$107,500	\$55,600	51.72	\$111,261	\$107,500	\$111,261	103.0	200.0	0.47	0.47	\$227,273	\$5.22	103.00	20003	COMMERCIAL	202			
59-650-002-00	N FERRY ST	03/21/22	WD	\$1,249,548	\$424,000	33.93	\$1,201,885	\$625,880	\$578,217	240.0	374.0	2.06	2.06	\$303,678	\$6.97	240.00	20003	COMMERCIAL	201			
59-650-002-12	430 W CENTER ST	07/24/23	WD	\$640,000	\$251,900	39.36	\$555,856	\$193,344	\$109,200	52.0	175.0	0.21	0.21	\$925,091	\$21.24	52.00	20003	COMMERCIAL	201			
59-650-002-20	30 HAMILTON ST	06/11/21	WD	\$360,000	\$121,200	33.67	\$1,042,941	\$360,000	\$359,040	240.0	187.0	1.03	1.03	\$349,515	\$8.02	240.00	20003	COMMERCIAL	201			
59-650-005-00	40 HAMILTON ST	10/05/23	WD	\$2,000,000	\$559,700	27.99	\$1,212,777	\$1,078,857	\$291,634	240.0	374.0	1.03	0.52	\$1,047,434	\$24.05	240.00	20003	COMMERCIAL	201			
Totals:													4.80	4.29								
													Average	Average								
													per Net Acre	per SqFt=>								
													\$2,704	\$11.31								
													Average	Average								
													per FF=>	per FF=>								
													32.42	8.99								
													Sale. Ratio =>	Std. Dev. =>								

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 20005.MARINAS, Last Edited: 12/09/2022

Frontages:

Frontage 'A': Description: 'RIVERFRONT'
Standard Frontage: 150

FF Rate: ~~3050~~ *\$ 3500*
Standard Depth : 200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
59-016-029-00	216 ST PETERS DR	09/21/22	\$5,114,602	WD	\$5,114,602	\$1,735,500	33.93	\$3,652,909	\$3,596,693	\$2,135,000	1,525.0	275.0	4.42	4.42	\$2,358	2005 MARINAS	201	RIVERFRONT	
59-016-031-00	220 HAMILTON ST	03/21/22	\$274,960	WD	\$274,960	\$93,300	33.93	\$204,950	\$274,960	\$137,250	45.0	200.0	0.42	0.21	\$6,110	2005 MARINAS	201	RIVERFRONT	
59-016-032-00	N UNION ST	03/21/22	\$3,255,899	WD	\$3,255,899	\$1,104,800	33.93	\$2,432,960	\$3,255,899	\$2,132,000	760.0	490.0	8.55	8.55	\$4,284	2005 MARINAS	202	RIVERFRONT	
Totals:			\$8,645,461		\$8,645,461	\$2,933,600	33.93	\$6,290,819	\$7,127,552	\$4,404,250	2,330.0	13.39	13.39	13.18					
										Average									
										per Net Acre=	\$3,059								
										Average									
										per Net Acre=	\$3,500								

Use
Excess front is skewing FF rate

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 30301.INDUSTRIAL, Last Edited: 01/08/2025

Rates for Rate Table 'INDUSTRIAL', (SqFt)
ROW 0.0 : 0.00
IND EXCESS : 0.12
IND SQ FT NEW : 0.62

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Net Average	Sq Feet	Cost SE	Gov. Unit	Class	Neigh.	L-4015 Type	Aff. Date	Conf.	Zip Code	Use Code	Land Table
05-001-031-11	1283 146TH AVE	01/29/22	\$190,000	\$190,000	\$205,935	12.56	546,582.92	0.35	5	302 DOR-A		Conventional	01/29/22	NO	49323	AG VAC	DORR TOWNSHIP AG8 RES ECF
05-160-006-00	4259 DORR COMMERCE DR	11/13/20	\$95,000	\$95,000	\$107,005	2.89	125,888.40	0.75	5	302 DOR-I		Conventional	11/13/20	NO	49348	IND VAC	DORR TOWNSHIP IND
05-160-007-00	WALNUT DALE DR	01/29/21	\$130,000	\$130,000	\$142,180	3.84	167,270.40	0.78	5	302 DOR-I		Conventional	01/29/21	NO	49348	IND VAC	DORR TOWNSHIP IND
05-160-011-00	1300 WALNUT DALE DR	04/16/21	\$206,500	\$206,500	\$219,564	5.93	258,310.80	0.80	5	302 DOR-I		Conventional	04/16/21	NO	49348	IND VAC	DORR TOWNSHIP IND
05-160-015-00	WALNUT DALE DR	07/06/21	\$106,000	\$106,000	\$117,002	3.16	137,649.60	0.77	5	302 DOR-I		Conventional	07/06/21	NO	49348	IND VAC	DORR TOWNSHIP IND
13-006-005-40	147TH AVE	01/04/21	\$160,000	\$160,000	\$175,615	4.91	213,792.48	0.75	13	302 LEH		Conventional	01/04/21	YES	49348	IND VAC	LEIGHTON TOWNSHIP IND
13-018-005-00	MORREN ST	03/19/21	\$160,000	\$160,000	\$324,957	6.29	274,079.52	0.58	13	302 LEH		Conventional	03/19/21	NO	49348	IND VAC	LEIGHTON TOWNSHIP IND
13-018-005-20	MORREN ST	12/30/20	\$189,000	\$189,000	\$219,564	5.93	258,310.80	0.73	13	302 LEH		Conventional	12/30/20	YES	49348	IND VAC	LEIGHTON TOWNSHIP IND
Totals:																	
			\$1,236,500	\$1,236,500	\$1,419,822	45.51	1,982,284.92	0.62									
			\$177,478	\$177,478		5.69											

ROW
Ind Excess
Ind SqFt New

0
0.12
0.6

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40002.LAKESHORE, Last Edited: 07/11/2023

Frontages:

Frontage 'A':	Description: 'LAKEFRONT	'	FF Rate: 8500
	Standard Frontage: 100		Standard Depth : 400
Frontage 'B':	Description: 'LAKEVIEW	'	FF Rate: 4500
	Standard Frontage: 100		Standard Depth : 200
Frontage 'C':	Description: 'LAKE AREA A	'	FF Rate: 2900
	Standard Frontage: 100		Standard Depth : 200
Frontage 'D':	Description: 'LAKE AREA B	'	FF Rate: 2100
	Standard Frontage: 100		Standard Depth : 200
Frontage 'F':	Description: 'ROAD LAKE FRT	'	FF Rate: 8075
	Standard Frontage: 100		Standard Depth : 400
Frontage 'G':	Description: 'SMALL LAKEFRONT'		FF Rate: 10000
	Standard Frontage: 100		Standard Depth : 400

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 75,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 90,000	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 100,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Liber/Page	Land Table	Rate Group 1
59-017-998-00	3079 LAKESHORE DR	12/09/20	\$2,000,000	\$2,000,000	\$799,700	39.99	\$2,116,006	\$489,619	\$605,625	75.0	500.0	\$6,528	75.00	40002	4556/545	LAKESHORE	ROAD LAKE FR
59-710-005-00	130 LAKESHORE DR	08/25/20	\$1,855,000	\$1,855,000	\$599,800	32.33	\$1,474,447	\$1,188,053	\$807,500	95.0	230.0	\$12,506	95.00	40002	4504/732	LAKESHORE	LAKEFRONT
Totals:																	
										170.0							
										Average							\$9,869
										Sale. Ratio =>							per FF=>
										36.30							
										Std. Dev. =>							
										5.41							

59-710-001-00	252 LAKESHORE DR	10/16/20	\$470,000	\$470,000	\$216,200	46.00	\$480,499	\$295,251	\$305,750	60.0	211.7	\$4,921	60.00	40002	4527/555	LAKESHORE	SMALL LAKEFRONT
59-710-012-00	96 LAKESHORE DR	10/06/21	\$1,625,000	\$1,625,000	\$426,400	26.24	\$1,176,436	\$948,564	\$500,000	50.0	200.0	\$18,971	50.00	40002	4681/976	LAKESHORE	SMALL LAKEFRONT
Totals:																	
										110.0							
										Average							
										11,307.4							

59-017-044-00	405 LAKESHORE DR	09/16/22	\$650,000	\$650,000	\$254,900	39.22	\$571,420	\$269,365	\$190,785	90.9	158.0	\$2,965	115.00	40001	4799/969	LAKESHORE	LAKE AREA B
Totals:																	
										2,964.9							
										Average							
										2,964.9							

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40003.DOUGLAS NORTHWEST, Last Edited: 03/19/2024

Frontages:
Frontage 'A': Description: 'DOUGLAS NW ' FF Rate: ~~2000~~ 2100
Standard Frontage: 0 Standard Depth : 175
Frontage 'B': Description: 'DOUGLAS NW EXC ' FF Rate: 450
Standard Frontage: 75 Standard Depth : 175

Values for Acreage Table 2: 'EXCESS TO BLDG SITE'

1 Acre: 5,000	3 Acre: 15,000	10 Acre: 50,000	30 Acre: 0
1.5 Acre: 7,500	4 Acre: 0	15 Acre: 75,000	40 Acre: 0
2 Acre: 10,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 12,500	7 Acre: 0	25 Acre: 0	100 Acre: 500,000

40000 Douglas NW

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asq. When Sold	Asq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Ethic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Class
59-017-004-00	314 N FERRY ST	06/09/22	\$130,000	\$130,000	\$65,000	50.00	\$130,000	\$130,000	\$130,000	285.0	341.1	0.73	0.24	\$456	\$177,853	\$4.07	285.00	402
59-017-005-00	310 N FERRY ST	01/29/24	\$620,000	\$620,000	\$204,400	32.97	\$489,700	\$288,244	\$157,944	84.0	275.0	0.47	0.47	\$3,433	\$609,395	\$13.99	75.00	401
59-017-027-10	365 MC VEA DR	07/29/22	\$160,000	\$160,000	\$58,500	36.56	\$148,807	\$160,000	\$148,807	74.4	169.5	0.29	0.29	\$2,150	\$547,945	\$12.58	75.00	402
59-017-037-11	597 CAMPBELL RD	05/12/23	\$869,000	\$869,000	\$366,300	37.80	\$807,557	\$318,603	\$157,160	86.6	187.0	0.37	0.37	\$3,679	\$972,885	\$20.04	85.00	401
59-050-002-00	60 CHESTNUT LANE	11/02/23	\$787,000	\$787,000	\$283,100	35.97	\$979,495	\$248,990	\$141,085	78.0	121.0	0.24	0.24	\$3,189	\$1,035,792	\$23.78	86.50	401
59-050-008-00	118 CHESTNUT LANE	07/29/22	\$684,000	\$684,000	\$214,100	31.30	\$514,965	\$324,541	\$155,506	112.0	117.0	0.35	0.35	\$2,698	\$937,980	\$21.53	125.00	401
59-400-001-00	823 CAMPBELL RD	11/04/22	\$949,000	\$949,000	\$422,900	44.56	\$877,662	\$256,009	\$184,671	117.3	290.0	0.67	0.67	\$2,183	\$384,398	\$8.82	100.00	401
59-450-004-00	288 MC VEA DR	10/21/22	\$679,000	\$679,000	\$277,400	40.85	\$637,443	\$198,779	\$157,222	93.1	169.5	0.37	0.37	\$2,135	\$543,112	\$12.47	94.00	401
59-450-013-00	745 GOLFVIEW DR	06/29/22	\$897,500	\$897,500	\$362,800	37.88	\$830,259	\$221,571	\$154,330	95.0	148.5	0.34	0.34	\$2,332	\$649,768	\$14.92	100.00	401
59-450-014-00	743 GOLFVIEW DR	06/05/23	\$785,000	\$785,000	\$328,600	41.86	\$726,604	\$212,796	\$154,330	95.0	148.5	0.34	0.34	\$2,239	\$623,830	\$14.32	100.00	401
Totals:													4.16	3.67	Average per Net Acre=>	566,673.79	Average per SqFt=>	\$13.01

Street Address	Sale Price	Adj. Sale \$	Asq. When Sold	Asq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Ethic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Class
Douglas Northwest 40003	\$6,460,500	\$6,460,500	\$2,483,100	38.44	\$5,652,492	\$2,359,063	\$1,551,055	1,120.3	2,106	4.16	3.67	Average per Net Acre=>	566,673.79	Average per SqFt=>	\$13.01	
Vacant sales				5.55												

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asq. When Sold	Asq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Ethic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Class
878 Campbell Rd	12/22/2022	\$290,000	Douglas North West	017-042-00	.387 A	135	2148											
365 Mcvea	7/29/2022	\$160,000	Douglas North West	017-027-10	.292 A	75	2133											

Street Address	Sale Price	Adj. Sale \$	Asq. When Sold	Asq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Ethic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Class
Excess Frontage																
878 Campbell 100 x 250	\$2,000	\$150,000	75	25	\$469											
	Land Residual	\$151,723			\$450											

Street Address	Sale Price	Adj. Sale \$	Asq. When Sold	Asq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Ethic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Class
Douglas Northwest 40003	\$6,460,500	\$6,460,500	\$2,483,100	38.44	\$5,652,492	\$2,359,063	\$1,551,055	1,120.3	2,106	4.16	3.67	Average per Net Acre=>	566,673.79	Average per SqFt=>	\$13.01	

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40004.DOUGLAS CENTRAL WEST, Last Edited: 08/24/2023

Frontages:

Frontage 'A':	Description: 'DOUGLAS CENT W '	FF Rate: 1200 1400
	Standard Frontage: 100	Standard Depth : 200
Frontage 'B':	Description: 'EXCESS FRONT '	FF Rate: 400 500
	Standard Frontage: 100	Standard Depth : 200

40004 Douglas Cent West

Parcel Number	Street Address	Sale Date	Sale Price	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	Class		
59-016-058-00	101 S FERRY ST	10/21/22	\$340,000	\$340,000	\$76,500	22.50	\$252,285	\$213,715	\$126,000	105.0	165.0	0.40	0.40	\$2,095	\$596,972	\$12.83	105.00	401		
59-016-058-10	99 S FERRY ST	07/08/22	\$515,000	\$515,000	\$268,200	52.08	\$493,925	\$117,075	\$96,000	80.0	165.0	0.30	0.30	\$1,463	\$386,386	\$8.87	80.00	401		
59-350-013-10	297 W CENTER ST	09/28/22	\$340,000	\$340,000	\$130,400	38.35	\$347,900	\$118,550	\$126,450	116.1	130.0	0.36	0.36	\$1,021	\$331,145	\$7.60	120.00	401		
Totals:																				
													Average							
													per Net Acre=>	\$1,492						
													Average							
													per SqtFt=>	\$9.74						
													Sale. Ratio =>	39.76						
													Std. Dev. =>	14.80						

Parcel Number	Street Address	Sale Date	Sale Price	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	Class		
Vacant Sales																				
387 Fremont St	10/5/2022	\$188,400	016-060-11	.76 A																
389 Fremont St	10/5/2022	\$111,600	016-060-10	.45 A																
314/316/318 Ferry	6/9/2022	\$130,000	117-004-00/20/3	.733 A	135	\$827														
505 W Center St	10/28/2021	\$185,000	017-089-96	.46 A	140	\$929	\$250													
14 Ferry St	9/16/2021	\$905,000	017-031-20	1.0 A	100	\$1,850														
St Peters Dr	7/27/2021	\$975,000	Multi parcel	2.44 A	170	\$1,794														
20 Ferry St	5/21/2021	\$175,000	017-031-30	1.04 A	150	\$1,167	\$1,100													
503 Center St	1/4/2021	\$100,000	017-089-97	.46 A	100	\$1,000														
504 Center St	1/4/2021	\$100,000	017-089-98	.46 A	100	\$1,000														
495 Center St	1/4/2021	\$100,000	017-089-99	.46 A	100	\$1,000														
													Standard FF							
													100							

Use
Exc Ft Use

1,400
500.0

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40005.DOUGLAS CENTRAL EAST, Last Edited: 04/18/2023

Frontages:

Frontage 'A':	Description: 'DOUG CENT EAST '	FF Rate: 2200
	Standard Frontage: 66	Standard Depth : 132
Frontage 'B':	Description: 'EXCESS FRONTAGE'	FF Rate: 800 900
	Standard Frontage: 66	Standard Depth : 132

Rates for Rate Table 'RES SITE DOUG CEN E', (Acres)

DOUGL TOWNHOMES: 35,000	(Not included in total acreage calculation)	60,000
VINTAGE VW CDO : 44,000	(Not included in total acreage calculation)	50,000

40005 Douglas Central East

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effcc. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Class			
59-016-003-10	112 N WASHINGTON ST	06/30/22	\$800,000	\$800,000	\$255,000	31.98	\$722,608	\$224,405	\$147,033	77.4	112.0	0.22	0.22	\$2,900	\$1,098,912	\$23.85	84.00	401			
59-100-023-50	31 N SPRING ST	10/17/23	\$640,000	\$640,000	\$253,600	39.63	\$568,855	\$156,882	\$85,737	26.0	99.0	0.07	0.07	\$6,038	\$2,307,088	\$52.96	30.00	401			
59-100-032-00	10 W WALL ST	10/28/22	\$529,000	\$529,000	\$122,100	24.97	\$361,835	\$306,757	\$139,592	63.5	122.0	0.19	0.19	\$4,835	\$1,658,146	\$38.07	66.00	401			
59-150-038-00	89 S WASHINGTON ST	09/02/22	\$1,175,000	\$1,175,000	\$305,300	25.98	\$985,084	\$445,009	\$155,103	103.4	81.0	0.25	0.25	\$4,304	\$1,816,363	\$41.70	132.00	401			
59-150-048-00	101 S UNION ST	12/27/22	\$351,000	\$351,000	\$123,400	35.16	\$302,328	\$187,115	\$138,443	62.9	120.0	0.18	0.18	\$2,973	\$1,028,104	\$23.60	66.00	401			
59-150-058-00	61 E RANDOLPH ST	05/09/22	\$520,000	\$520,000	\$160,400	30.85	\$441,016	\$187,884	\$108,900	49.5	132.0	0.15	0.15	\$5,796	\$1,252,560	\$38.75	49.50	401			
59-150-065-00	148 S MAIN ST	09/11/23	\$810,000	\$810,000	\$320,900	39.62	\$711,517	\$226,121	\$127,638	58.0	102.0	0.16	0.16	\$3,897	\$1,458,845	\$33.49	66.00	401			
59-250-010-00	47 RANDOLPH ST	05/27/22	\$75,000	\$75,000	\$169,200	29.43	\$416,064	\$285,986	\$127,050	57.8	132.0	0.18	0.18	\$4,952	\$1,634,206	\$37.52	57.75	401			
59-250-019-01	43 ELLIS ST	02/05/24	\$485,000	\$485,000	\$157,500	32.47	\$325,498	\$280,502	\$121,000	55.0	132.0	0.17	0.17	\$5,100	\$1,679,653	\$38.56	55.00	401			
59-502-004-00	114 S MIXER ST	02/01/24	\$438,000	\$438,000	\$157,800	37.85	\$385,063	\$213,454	\$160,517	92.6	115.5	0.26	0.26	\$2,305	\$814,710	\$18.70	99.00	401			
59-503-006-00	121 W FREMONT ST	04/11/22	\$400,000	\$400,000	\$163,200	40.80	\$409,913	\$161,687	\$171,600	99.0	132.0	0.30	0.30	\$1,633	\$598,957	\$12.37	99.00	401			
59-551-005-00	111 W WALL ST	05/05/23	\$1,460,000	\$1,460,000	\$584,500	40.03	\$1,258,035	\$347,165	\$145,200	66.0	132.0	0.20	0.20	\$5,260	\$1,735,825	\$39.85	66.00	401			
Totals:													2.31	2.31							
													Average	Average							
													per FF-->	per Net Acres-->							
													\$3,727	\$3,727							
													1,311,482.43	1,311,482.43							
													Average	Average							
													per SqFt-->	per SqFt-->							
													\$30.11	\$30.11							

Excess Land	Land Sale	Ft	Rate	Excess land value	Sale Rate =>	Std. Dev. =>	Average	per FF-->	per Net Acres-->	Average	per SqFt-->
79 S Union St	Land Sale	170000	66	\$24,800	\$145,200	34.12	\$1,627,793	\$3,727	2.31	\$3,727	\$30.11
76 S Spring	Land Sale	160000	22	\$1,127	\$145,200	5.50	\$161,687	\$673	2.31	\$673	\$12.37
Douglas Central East 400005				\$800	\$800		\$1,627,793	\$3,727	2.31	\$3,727	\$30.11
79 S Union St				Cost per FF			\$1,627,793	\$3,727	2.31	\$3,727	\$30.11
76 S Spring St				88 FF	\$1,931.00		\$1,627,793	\$3,727	2.31	\$3,727	\$30.11
27 Lawn st				88 FF	\$1,818.00		\$1,627,793	\$3,727	2.31	\$3,727	\$30.11
Douglas Town Home				66 FF	\$2,272.00		\$1,627,793	\$3,727	2.31	\$3,727	\$30.11
39 Ellis St. 1				Use	\$60,000		\$1,627,793	\$3,727	2.31	\$3,727	\$30.11
Vintage View				Excess	\$50,000		\$1,627,793	\$3,727	2.31	\$3,727	\$30.11
11 E Chestnut 1							\$1,627,793	\$3,727	2.31	\$3,727	\$30.11
11 E Chestnut 2							\$1,627,793	\$3,727	2.31	\$3,727	\$30.11

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40006.DOUGLAS SOUTHEAST, Last Edited: 06/20/2023

Frontages:

Frontage 'A':	Description: 'DOUGLAS SE	'	FF Rate: 1400	
	Standard Frontage: 0		Standard Depth : 200	✓
Frontage 'B':	Description: 'EXCESS FRONTAGE'		FF Rate: 700	
	Standard Frontage: 0		Standard Depth : 200	

Rates for Rate Table 'RES DOUG SOUTHEAST', (Acres)

BAYOU SITE 160K: 160,000
DTWN PERIM 100K: 100,000
OUTSK SITE 80K : 80,000
S AREA SITE 60K: 60,000

Douglas South East 40006

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Acq. 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	
59-016-082-00	266 W WILEY RD	07/13/22	\$325,000	WD	\$50,400	\$50,400	15.51	\$124,563	\$249,937	\$49,500	40.0	175.0	0.16	0.16	\$6,248	\$1,562,106	\$95.86	
59-016-088-00	160 W WILEY RD	04/29/22	\$410,000	WD	\$172,600	\$172,600	42.10	\$361,615	\$123,385	\$75,000	250.0	180.0	1.03	1.03	\$494	\$119,791	\$2.75	
59-016-104-00	440 S WATER ST	07/09/21	\$365,000	WD	\$88,500	\$88,500	24.25	\$231,864	\$208,136	\$75,000	90.0	203.0	0.42	0.42	\$2,313	\$485,562	\$11.38	
59-021-003-12	169 E WILEY RD	06/11/21	\$249,900	WD	\$113,000	\$113,000	45.22	\$252,644	\$52,256	\$55,000	110.0	501.0	1.27	1.27	\$475	\$41,146	\$0.94	
59-021-011-00	201 W WILEY RD	10/25/22	\$555,000	WD	\$128,700	\$128,700	23.19	\$363,544	\$266,456	\$75,000	79.0	200.0	0.36	0.36	\$3,373	\$740,156	\$16.99	
Totals:														3.24	3.24	Average	Average	
														per Net Acres=>	277,830.25	per SqFt=>	\$6.38	
														Average	\$1,582	per FF=>		
														Use	\$1,400			

Douglas SE
Excess Ft \$1,400
\$700

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40040.AMITY FRIENDSHIP CONDOS, Last Edited: 05/11/2023

Sites:		
Site 'A':	Description: 'FRDSHP SITE A '	Value: 60,000 62,000
Site 'B':	Description: 'AMITY SITE B '	Value: 62,000 65,000

40040

Amity/Friendship

Address	Sale Date	Sale Price	Land Residual 20%	Lot Size	Rate
482 Amity	1/6/2023	305,000	61,000	Condo	Site A
487 Amity	7/28/2022	375,000	75,000	Condo	Site A
437 Amity	7/7/2023	319,000	63,800	Condo	Site B
471 Amity	6/9/2023	354,000	70,800	Condo	Site B
435 Amity	8/8/2022	332,000	66,400	Condo	Site B
460 Amity	7/25/2022	405,000	81,000	Condo	Site B
447 Amity	5/27/2022	325,000	65,000	Condo	Site B
471 Amity	10/22/2021	275,000	55,000	Condo	Site B
453 Amity	9/3/2021	305,000	61,000	Condo	Site B

Site A \$62,000

Site B \$65,000

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40045.RIVER FRONTAGE, Last Edited: 06/27/2023

Frontages:

Frontage 'A':	Description: 'RIVER FRONT	'	FF Rate: 9000	
	Standard Frontage: 80		Standard Depth : 500	
Frontage 'B':	Description: 'BAYOU FRONT	'	FF Rate: 2000	
	Standard Frontage: 0		Standard Depth : 0	
Frontage 'C':	Description: 'N BAYOU	'	FF Rate: 3500	3800
	Standard Frontage: 0		Standard Depth : 0	

Rates for Rate Table 'SITE VALUE', (Acres)
LG SITE 220K : 220,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efrec. Front	Depth	Dollars/FF	ECF Area	Libert/Page	Land Table	Class	Rate Group 1												
59-016-11-50	224 RIVERVIEW DR	08/25/21	\$720,300	WD	\$720,300	\$289,300	40.16	\$764,507	\$95,793	\$140,000	70.0	230.0	\$1,368	40008	4664/538	RIVER FRONTAGE	401	BAYOU FRONT												
59-350-079-00	89 S WATER ST	12/07/21	\$700,000	WD	\$700,000	\$238,700	34.10	\$718,198	\$113,802	\$132,000	66.0	215.0	\$1,724	40008	4710/540	RIVER FRONTAGE	401	BAYOU FRONT												
59-300-017-00	201 N WASHINGTON ST	03/10/21	\$880,000	WD	\$880,000	\$536,100	60.92	\$1,342,006	\$497,994	\$960,000	480.0	91.3	\$1,037	40008	4590/140	RIVER FRONTAGE	401	BAYOU FRONT												
Totals:													\$2,300,300	\$1,064,100		\$2,824,711	\$707,589	\$1,232,000	616.0											
													Sale. Ratio =>		Average		per FF=>													
													46.26		14.06															
													14.06																	

Vacant land
Washington St

8/2/2021 \$410,000 Kalamazoo River 300-008-02 92.54 ff \$4430 ff N Bayou

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40060.BEACON COURT CONDO, Last Edited: 07/15/2018

Sites:
Site 'A': Description: 'CONDO SITE VALU' Value: ~~60,000~~ 80,000

40060

Beacon Ct Condo

Address	Sale Date	Sale Price	Land Residual 20%
110 N Washington B	9/19/2023	429,000	85,800
110 N Washington C	8/25/2023	448,000	89,600
110 N Washington E	1/12/2022	327,000	65,400
110 N Washington C	1/25/2021	280,000	56,000

Condo Site Value

\$80,000

Neighborhoods Used: 40060.BEACON COURT CONDOS

110 N WASHINGTON ST B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-060-002-00	09/19/2023 40060	401	429,000	60,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	2 STORY CONDO	76	369,000	185,358
				E.C.F. 1.991



110 N WASHINGTON ST C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-060-003-00	08/25/2023 40060	401	448,000	60,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	2 STORY CONDO	76	388,000	188,653
				E.C.F. 2.057



Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40075.CENTER PARK PLACE, Last Edited: 06/07/2022

Sites:

Site 'A': Description: 'CONDO SITE VALU' Value: 62,000 ✓

40075

Center Park Place

Address

Sale Date

Sale Price

Land Residual
20%

424 W Fremont St #6

5/9/2022

310,000

62,000

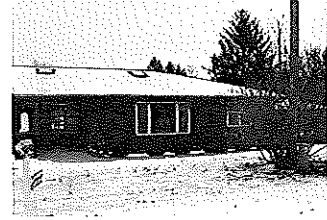
Use

\$62,000

Neighborhoods Used: 40075.CENTER PARK PLACE CONDO

424 W FREMONT ST 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-075-006-00	05/09/2022 40075	401	310,000	63,077	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH CONDO	74	246,923	105,243	2.346



Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40080.CIDER HILL CONDO, Last Edited: 06/07/2022

Sites:

Site 'A': Description: 'SITE VALUE ' Value: 70,000 ✓

40080

Cidar Hill Condo

Address	Sale Date	Sale Price	Land Residual 20%
12 Cidar Hill Lane	7/15/2020	355,000	71,000
3 Cidar Hill Lane	8/30/2019	330,000	66,000
Site Value		\$70,000	

No current sales to date

May-24

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40090.DOUGLAS COVE CONDO, Last Edited: 12/31/2018

Sites:			
Site 'A':	Description: 'CONDO SITE 50K '	Value: 50,000	✓
Site 'B':	Description: 'CONDO SITE 40K '	Value: 40,000	✓

40090

Douglas Cove Condo

Address	Sale Date	Sale Price	Land Residual 20%	Rate
83 Douglas Cove	5/24/2023	230,000	46,000	Condo Site 50k
85 Douglas Cove	8/13/2021	252,580	50,516	Condo Site 50K
81 Douglas Cove	6/26/2022	181,000	36,200	Condo Site 40K
Condo Site 50K		\$50,000		
Condo Site 40K		\$40,000		

Neighborhoods Used: 40090.DOUGLAS COVE CONDOS

83 DOUGLAS COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-090-002-00	05/24/2023 40090	401	230,000	50,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	180,000	141,188	1.275

Condo site sok

