

INDIAN LAKES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-021-016-00	6632 SQUAW LK RD NE	5/24/24	145,000	52,679	92,321	47,827	1.930
002-021-025-00	6465 SQUAW LK RD NE	7/30/24	380,000	113,520	266,480	154,038	1.730
002-460-011-00	6687 BIRCH DR NE	8/10/22	315,000	97,680	217,320	167,479	1.298
Totals:			\$840,000		\$576,121	\$369,343	

USE E.C.F. => 1.560
 Ave. E.C.F. => 1.653

STARVATION LAKE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-005-035-00	9329 GEDMAN RD NE	10/31/23	449,900	95,212	354,688	193,686	1.831
002-006-005-01	9393 RAINBOW BAY DR N	6/13/22	300,000	96,437	203,563	115,379	1.764
002-142-013-00	7405 SUNSET TRL NE	8/5/22	350,000	174,104	175,896	215,813	0.815
002-148-008-01	10117 TWIN LK RD NE	5/24/23	595,000	424,874	170,126	179,471	0.948
					\$904,273	\$704,349	

USE ECF 1.284
 AVERAGE 1.340

SMALL LAKES (S BLUE LK, BASS LK, CROOKED LK'S, EAGLE LK

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-022-008-25	6115 BLUE LK RD NE	5/5/22	350,000	59,689	290,311	228,333	1.271
002-060-015-00	6261 E BASS LK RD NE	12/21/22	135,000	21,755	113,245	66,026	1.715
002-060-028-30	14133 PENINSULA DR NE	1/31/23	375,000	39,167	335,833	211,613	1.587
002-007-030-15	8544 GEDMAN RD NE	7/17/24	485000	47419	437581	284556.219	1.538
					\$1,176,970	\$790,528	

USE E.C.F. => 1.489
 Ave. E.C.F. : 1.525

ACREAGE PARCELS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-018-010-10	7734 SUNSET TRL NE	6/30/22	317,000	31,177	285,823	184,862	1.546
002-021-001-14	6694 SAWYER RIDGE NE	1/26/24	375,000	57,946	317,054	158,924	1.995
002-027-008-00	13307 THORNTON DR NE	12/21/23	120,000	37,800	82,200	108,921	0.755
					\$685,077	\$452,706	

E.C.F. => 1.513
 Ave. E.C.F. => 1.432
 USED

SMALL LOTS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-005-050-00	9461 GEDMAN RD NE	8/18/23	239,900	17,170	222,730	160,758	1.385
002-005-052-00	11325 STARVATION LK RC	8/21/23	50,000	5,259	44,741	35,870	1.247
002-006-010-01	9098 SUNSET TRL NE	8/22/22	397,000	31,655	365,345	205,137	1.781
002-702-029-00	6634 BLUE LK RD NE	4/10/24	81,500	49,456	32,044	44,045	0.728
					\$664,860	\$445,811	

E.C.F. => 1.491
 Ave. E.C.F. => 1.285
 USED

TWIN LAKES / M & N BLUE LAKES

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yarr Bldg.	Resid Cost Man.	E.C.F.	
002-015-025-20	7228 W BLUE LK RD NE	8/16/24	660,000	139,184	520,816	352,647	1.477
002-022-018-01	6578 W BLUE LK RD NE	3/18/24	1,195,000	335,509	859,491	629,565	1.365
002-660-027-00	6216 LITTLE TWIN LK RD NE	5/23/22	450,000	109,961	340,039	288,455	1.179
002-741-001-00	7227 BLUE LK RD NE	9/11/23	650,000	126,487	523,513	482,028	1.086
002-860-016-00	10312 N TWIN LK RD NE	5/13/22	550,000	257,528	292,472	205,978	1.420
002-860-024-00	10370 N TWIN LK RD NE	12/22/23	650,000	124,992	525,008	390,032	1.346
Totals:			4,155,000		3061339	2348705	
					E.C.F. =>		1.303
					Ave. E.C.F.		1.312

COMMERCIAL & INDUSTRIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg.	Residual	Cost Man.	\$	E.C.F.
Rural									
001-136-042-01	15750 M-72 SE	07/05/22	\$75,000	\$62,500		\$12,500		\$7,275	1.718
002-005-032-00	11380 STARVATION LK RD NE	06/17/22	\$130,000	\$66,862		\$63,138		\$110,196	0.573
003-016-035-01	4713 PINE ST SW	12/20/22	\$120,000	\$23,660		\$96,340		\$69,715	1.382
008-016-032-00	787 KETTLE LK RD NE	02/16/23	\$135,000	\$12,522		\$122,478		\$177,389	0.690
008-031-014-00	1202 THOMAS RD SW	01/18/24	\$400,000	\$48,289		\$351,711		\$369,662	0.951
001-136-042-01	15750 M-72 SE	07/05/22	\$75,000	\$62,500		\$12,500		\$7,275	1.718
008-012-011-00	3601 CO RD 612 NE	10/01/23	\$200,000	\$103,246		\$96,754		\$173,437	0.558
Totals:			\$785,000			\$755,421		\$914,948	0.826

E.C.F. =>

BLUE LAKE TWP HAD 1 COMMERCIAL SALE, USED COUNTY ADDITIONAL SALES TO ESTABLISH ECF USE .826