

Cooper Meadows

For 2026

Cooper Meadows

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	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	Land Table	Inspected Date	Class	Rate Group 1						
02-30-126-022	4201 WE	04/11/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$148,600	47.17	\$306,548	\$59,112	\$50,660	149.0	200.0	0.68	0.68	\$397	\$96,421	\$1.98	149.00	CPR M	2023-007432	COOPERS MEADOWS	5/17/2023	401	COOPER MEADOWS						
02-30-226-050	6851 N 14TH	12/13/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$115,100	39.69	\$251,023	\$83,664	\$44,687	120.8	170.0	0.77	0.77	\$693	\$108,373	\$2.49	155.00	CPR M	2024-031760	LAINWELL SCHOOLS	1/27/2025	401	RATE A						
02-30-230-011	3528 ST LUKE	05/16/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$172,300	54.53	\$345,627	\$6,988	\$36,615	107.7	256.0	0.59	0.59	\$65	\$11,884	\$0.27	100.00	CPR M	2023-011997	COOPERS MEADOWS	6/26/2023	401	ST LUKE AREA						
02-30-230-020	6736 RAPIDS WAY	08/12/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$275,300	47.88	\$552,365	\$69,630	\$46,995	138.2	206.0	0.65	0.65	\$504	\$107,454	\$2.47	137.00	CPR M	2024-021428	COOPERS MEADOWS	10/2/2024	401	ST LUKE AREA						
02-30-230-032	3782 LIVERPOOL	02/13/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$196,450	50.37	\$397,792	\$34,708	\$42,500	125.0	200.0	0.57	0.57	\$278	\$60,467	\$1.39	125.00	CPR M	2024-004153	COOPERS MEADOWS	1/3/2024	401	COOPER MEADOWS						
Totals:			\$1,886,000			\$1,886,000	\$907,750		\$1,853,355	\$254,102	\$221,457	640.7		3.27	3.26		\$74,920														
								Sale. Ratio =>	48.13									Average													
								Std. Dev. =>	5.43									Average	per Net Acre=>	77,802.20									Average	per SqFt=>	\$1.79
																		Average	per FF=>	\$397											