

Gull Lake Schools

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	Effic. 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	Rate Group 2	
02-12-480-021	9211 N 24TH	3/21/2023	\$65,600.00	WD	03-ARM'S LENGTH	\$65,600.00	\$16,800.00	25.61	\$41,559.00	\$65,600.00	\$41,559.00	166.01	613.81	2.34	2.34	\$395.16	\$28,034.19	\$0.64	0.00	SD48	2023-006273	GULL LAKE SCHOOLS	8/17/2023	402			
02-25-476-094	6013 N 24TH	3/3/2023	\$220,000.00	WD	03-ARM'S LENGTH	\$220,000.00	\$96,100.00	43.68	\$187,147.00	\$50,659.00	\$17,806.00	158.86	156.74	0.58	0.58	\$318.88	\$87,343.10	\$2.01	132.00	SD48	2023-004780	GULL LAKE SCHOOLS	5/2/2023	401	GULL LAKE	GULL LAKE	
02-36-226-050	5825 N 24TH	5/6/2022	\$295,000.00	WD	03-ARM'S LENGTH	\$295,000.00	\$133,250.00	45.17	\$259,488.00	\$73,751.00	\$38,239.00	215.00	405.21	2.00	2.00	\$343.03	\$36,875.50	\$0.85	0.00	SD48	2022-020127	GULL LAKE SCHOOLS	9/16/2022	401			
02-36-280-240	4622 ROLLRIDGE	10/25/2023	\$265,000.00	WD	03-ARM'S LENGTH	\$265,000.00	\$132,250.00	49.91	\$257,233.00	\$32,981.00	\$25,214.00	87.55	132.00	0.28	0.28	\$376.72	\$119,496.38	\$2.74	91.00	SD48	2023-025795	GULL LAKE SCHOOLS	1/30/2024	401	PLATTED 36		
02-36-284-140	4891 ROLLRIDGE	9/12/2022	\$224,500.00	WD	03-ARM'S LENGTH	\$224,500.00	\$102,950.00	45.86	\$200,163.00	\$47,509.00	\$23,172.00	85.82	132.11	0.26	0.26	\$553.58	\$184,143.41	\$4.23	85.00	SD48	2023-001306	GULL LAKE SCHOOLS	1/30/2024	401	GULL LAKE		
Totals:			\$1,070,100.00			\$1,070,100.00	\$481,350.00		\$945,590.00	\$270,500.00	\$145,990.00	713.24		5.45	5.45												
							Sale. Ratio =>	44.98				Average				Average											
							Std. Dev. =>	9.47				per FF=>		\$379.25	per Net Acre=>		\$49,596.63	per SqFt=>		\$1.14							

USING \$380 FF