

2022 COLFAX TOWNSHIP
AG LAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2111-01-4101-02		06/23/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$130,000	65.32	68.02	\$1,990
2111-01-4201	6499 S 23 1/2 RD	10/19/20	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$94,900	40.00	40.00	\$2,373
2310-01-3101	5297 E 16 RD	10/07/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,476	79.00	80.00	\$1,310
2310-02-1201	4608 E 14 RD	04/11/19	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$91,262	72.43	73.43	\$1,260
2311-05-1101	5811 N 17 RD	04/12/19	\$132,125	WD	03-ARM'S LENGTH	\$132,125	\$132,125	74.90	77.50	\$1,764
2311-16-1101-02	N 19 RD	09/13/19	\$242,198	WD	32-SPLIT VACANT	\$242,198	\$242,198	107.59	110.09	\$2,251
2410-34-3101-02	E 14 RD	01/29/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$200,000	79.00	79.00	\$2,532
2412-15-3101	8229 W 6 1/2 RD	04/01/20	\$283,500	WD	03-ARM'S LENGTH	\$283,500	\$283,500	155.00	160.00	\$1,829
2412-34-4101-02		01/09/20	\$36,000	WD	32-SPLIT VACANT	\$36,000	\$36,000	19.49	20.00	\$1,847
Totals:			\$1,808,723			\$1,808,723	\$1,313,461	692.73	708.04	
								Average	Average	
								per Net Acr	per SqFt=>	

USE

1,850.00

2022 COLFAX TOWNSHIP
RES LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2410-23-1402		10/23/20	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$5,000	0.90	0.90	\$5,556
3 - 7 ACRES									USE	\$5,000
2309-27-1404		07/17/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$10,000	3.33	3.33	\$3,003
2410-35-2402	4505 E 12 1/2 RD	06/12/19	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$29,900	3.75	3.75	\$7,973
2310-29-2105		05/11/20	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$12,500	4.15	4.15	\$3,012
2309-05-3303		10/23/20	\$11,300	WD	03-ARM'S LENGTH	\$11,300	\$11,300	4.45	4.45	\$2,539
2309-16-3201-01		01/14/21	\$17,000	WD	32-SPLIT VACANT	\$17,000	\$17,000	4.58	4.58	\$3,712
2310-18-4101-02	3344 N 25 1/2 RD	02/28/20	\$10,000	WD	32-SPLIT VACANT	\$10,000	\$10,000	5.00	5.00	\$2,000
2311-05-4403		09/25/20	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$11,500	5.00	5.00	\$2,300
2311-15-2404		04/26/19	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	5.00	5.00	\$3,000
2410-27-3109		09/26/19	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$17,000	7.74	7.74	\$2,196
							\$134,200	43.00		\$3,120.93

USE \$3,100

8-15 ACRES

2410-24-3404		04/19/19	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	8.00	4.50	\$2,500
2411-10-4103		02/05/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	8.37	8.37	\$2,987
2309-28-1203	1900 N 41 1/2 RD	09/19/19	\$25,000	LC	03-ARM'S LENGTH	\$25,000	\$25,000	8.43	8.43	\$2,966
2310-20-1101		07/12/19	\$18,700	WD	03-ARM'S LENGTH	\$18,700	\$18,700	9.10	9.10	\$2,055
2309-14-2101	3945 N 45 1/2 RD	11/01/19	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	10.00	10.00	\$1,500
2309-16-3201-03	8064 E 18 1/2 RD	10/27/20	\$39,000	WD	32-SPLIT VACANT	\$39,000	\$39,000	10.00	10.00	\$3,900
2311-12-2101		12/18/19	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	10.00	10.00	\$2,500
2312-07-1303		01/17/20	\$25,000	LC	03-ARM'S LENGTH	\$25,000	\$25,000	10.00	10.00	\$2,500
2310-03-2101		10/18/19	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	10.01	10.01	\$1,499
2310-27-1409		06/03/19	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$16,500	10.01	10.01	\$1,648
2410-27-3108		11/30/20	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	10.01	10.01	\$2,797
2309-36-1201	953 N 47 1/2 RD	02/03/20	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$18,000	10.11	10.11	\$1,780
2309-36-1217	620 N 47 1/4 RD	05/16/19	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$21,000	11.03	11.03	\$1,904
2311-35-2402-01		04/29/20	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$27,500	11.40	11.40	\$2,412
2411-06-3303-02		06/24/19	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$34,000	12.55	12.97	\$2,710
2412-23-2301-02	8550 N 9 RD	08/26/20	\$40,000	WD	32-SPLIT VACANT	\$40,000	\$40,000	12.85	12.85	\$3,113
2412-13-1103-02		07/17/20	\$41,500	WD	03-ARM'S LENGTH	\$41,500	\$41,500	13.71	13.71	\$3,027

2022 COLFAX TOWNSHIP
RES LAND VALUES

2412-20-2202	08/14/20	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$32,000	15.38	15.38	\$2,081
		\$466,200					190.96		\$2,441

16 - 29 ACRES

USE \$2,500

2410-10-1202	09/18/19	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$87,500	16.72	16.72	\$5,233
2309-28-3401	1221 N 41 1/2 RD	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	17.42	17.42	\$2,009
2311-34-4102	04/17/20	\$30,000	WD	19-MULTI PARCEL AI	\$30,000	\$30,000	19.54	9.77	\$1,535
2309-08-3201	7198 E 16 1/2 RD	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	20.00	20.00	\$1,500
2309-20-4102	06/26/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	20.00	20.00	\$2,250
2312-30-4301	10/12/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	20.00	20.00	\$2,000
2412-12-4401-02	09/03/20	\$47,500	WD	32-SPLIT VACANT	\$47,500	\$47,500	20.00	20.00	\$2,375
2311-17-4401	4133 W M-115 HWY	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	21.00	21.00	\$2,381
2309-17-3201	03/26/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	23.56	23.56	\$1,061
2410-36-2203	11/04/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	27.46	27.46	\$1,457
2309-18-2102	11/06/19	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$39,000	27.66	27.66	\$1,410
2411-04-2301	07/21/20	\$45,000	WD	19-MULTI PARCEL AI	\$45,000	\$45,000	28.89	9.63	\$1,558

\$514,000

262.25

USE

\$2,000

30-65 ACRES

2310-18-3401	01/23/20	\$50,400	WD	03-ARM'S LENGTH	\$50,400	\$50,400	30.00	30.00	\$1,680
2311-04-3301-02	01/15/21	\$54,900	WD	19-MULTI PARCEL AI	\$54,900	\$54,900	30.00	10.00	\$1,830
2310-03-2201	01/13/21	\$63,500	WD	03-ARM'S LENGTH	\$63,500	\$63,500	30.05	30.05	\$2,113
2312-29-4101-01	01/12/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$68,000	31.90	31.90	\$2,132
2309-32-1120	11/04/19	\$68,000	WD	19-MULTI PARCEL AI	\$68,000	\$68,000	34.34	10.20	\$1,980
2312-04-1401	03/31/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$70,000	38.30	38.30	\$1,828
2309-12-3101	11/07/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$70,000	39.04	39.40	\$1,793
2310-26-3201	10/16/19	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	40.00	40.00	\$1,375
2311-10-1401	05/13/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$80,000	40.00	40.00	\$2,000
2409-33-2203	08/23/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	40.00	40.00	\$1,500
2412-09-3102	05/24/19	\$79,100	WD	03-ARM'S LENGTH	\$79,100	\$79,100	40.00	40.00	\$1,978
2412-09-3102	05/15/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$90,000	40.00	40.00	\$2,250
2410-24-4201-01	12/04/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$65,000	40.67	40.67	\$1,598
2412-26-2202	07/06/20	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$61,000	44.85	44.85	\$1,360
2309-15-1201	9553 E 18 1/2 RD	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$95,000	58.82	58.82	\$1,615

2022 COLFAX TOWNSHIP RES LAND VALUES

66 ACRES AND ABOVE										\$1,029,900	577.97	\$1,782
										USE		\$1,800
2311-06-1301-01		12/20/19	\$95,000	LC	03-ARM'S LENGTH	\$95,000	\$95,000	60.50	60.50	\$1,570		
2310-03-4101-01	N 33 RD	12/29/20	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$102,000	70.00	70.00	\$1,457		
2411-33-4201-02	3302 W 14 RD	07/19/19	\$125,000	WD	19-MULTI PARCEL AI	\$125,000	\$125,000	70.00	60.00	\$1,786		
2310-10-2101		03/17/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$150,000	79.10	79.10	\$1,896		
2310-33-2402		10/09/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$130,000	86.73	86.73	\$1,499		
2309-05-2401		03/16/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$235,000	115.00	115.00	\$2,043		
										\$837,000	481.33	\$1,739
										USE		\$1,700

2022 COLFAX TOWNSHIP
LAKE LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
2310-32-2308		10/11/19	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$58,000	\$59,360	106.0	177.0	\$547
2310-BP-01	391 N 27 1/4 RD	10/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,230	\$18,200	65.0	225.0	\$1,034
2310-DA-78		03/26/21	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$7,500	\$5,100	100.0	292.0	\$75
2310-IS1-12	1087 HILLCREST DR	05/15/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$137,961	\$67,200	120.0	201.0	\$1,150
2310-IS2-15	781 HILLCREST DR	11/05/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,907	\$56,000	100.0	125.0	\$799
2310-JS-10	769 HILLCREST DR	07/06/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$38,596	\$24,640	44.0	218.0	\$877
2310-JS-29		07/01/19	\$15,000	LC	03-ARM'S LENGTH	\$15,000	\$15,000	\$18,200	140.0	185.0	\$107
Totals:			\$875,500			\$875,500	\$404,194	\$248,700	675.0		
Average										\$599	
per FF=>											
USE										600.0	

2022 COLFAX TOWNSHIP
COMMERCIAL LAND

Rural Good

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF
2310-33-2206	2020 E 24 RD	05/24/21	\$100,000	WD	03-ARM'S LENGTH	\$80,000	\$20,247	116.0	94.0	\$175
2312M-V0802	103 N EUGENE ST	05/27/21	\$122,550	CD	11-FROM LENDING INS	\$123,000	\$32,822	125.0	135.0	\$263
2312M-V1014A	101 W MESICK AV	06/26/19	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$18,953	100.0	131.0	\$190
2411-07-2303	10598 N M-37 HWY	09/01/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$173,602	210.0	385.0	\$827
2411B-VB-213	116 W WEXFORD AV	10/26/20	\$160,000	MLC	19-MULTI PARCEL ARN	\$160,000	\$83,130	225.0	500.0	\$369
MN-CC-01-02	106 W MAIN ST	11/04/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$12,145	45.0	144.0	\$270
38-021-325-17	9287 PUISTO ST	01/22/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$40,824	345.0	400.00	\$118
38-028-225-05	14021 NINE MILE RD	10/13/20	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$8,853	200.0	250.00	\$44
MN-S-MQ-101	809 S MICHIGAN AV	05/21/21	\$181,000	WD	19-MULTI PARCEL ARN	\$181,000	\$59,542	220.0	187.0	\$271
MNT-09-1110	210 WALL ST	05/06/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$33,085	185.0	80.0	\$179
Totals:			\$1,508,550			\$1,489,000	\$483,203	1,771.0		

\$273

STAY AT

70.0