

2023 COLFAX TOWNSHIP
LAKE FRONT ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.
2310-BP-01	391 N 27 1/4 RD	10/20/20	\$200,000	WD	03-ARM'S LENG	\$179,019	\$100,860	1.775
2310-IS1-12	1087 HILLCREST DR	05/15/20	\$305,000	WD	03-ARM'S LENG	\$230,828	\$126,670	1.822
2310-IS2-15	781 HILLCREST DR	11/05/20	\$200,000	WD	03-ARM'S LENG	\$137,453	\$90,347	1.521
2310-JS-10	769 HILLCREST DR	07/06/20	\$90,000	WD	03-ARM'S LENG	\$63,600	\$37,033	1.717
2310-JS-20	362 KAREN DR	09/28/20	\$66,000	WD	03-ARM'S LENG	\$54,656	\$60,712	0.900
Totals:							\$665,556	\$415,621
							E.C.F. =>	1.601
							Ave. E.C.F. =>	1.547

use	1.601
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2023 COLFAX TOWNSHIP
RES ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.
2310-01-2202	5052 E 14 RD	03/01/21	\$142,900	WD	08-ESTATE	\$131,790	\$108,438	1.215
2310-03-1101	3920 E 14 RD	11/15/21	\$150,000	WD	03-ARM'S LENGTH	\$125,736	\$74,417	1.690
2310-03-4101-02	5291 N 33 RD	08/01/22	\$315,000	WD	03-ARM'S LENGTH	\$289,580	\$205,914	1.406
2310-04-3402		06/10/21	\$198,000	WD	03-ARM'S LENGTH	\$186,371	\$107,173	1.739
2310-05-3203	5464 N 27 RD	09/25/20	\$237,500	WD	03-ARM'S LENGTH	\$200,076	\$190,229	1.052
2310-06-4403	5143 N 27 RD	01/04/22	\$225,000	WD	03-ARM'S LENGTH	\$200,600	\$156,357	1.283
2310-07-1110		11/12/21	\$43,000	WD	03-ARM'S LENGTH	\$23,032	\$25,822	0.892
2310-08-4204	1692 E 16 1/2 RD	12/20/22	\$160,500	WD	03-ARM'S LENGTH	\$125,699	\$247,679	0.508
2310-09-2207	4770 N 29 RD	05/31/22	\$195,000	WD	03-ARM'S LENGTH	\$185,206	\$138,771	1.335
2310-11-2201	4114 E 16 RD	12/23/20	\$300,000	WD	03-ARM'S LENGTH	\$237,962	\$223,837	1.063
2310-13-1201-01	5570 E 18 RD	09/30/22	\$285,000	WD	03-ARM'S LENGTH	\$212,634	\$119,260	1.783
2310-14-2201	3950 N 33 RD	05/11/22	\$169,900	WD	03-ARM'S LENGTH	\$93,621	\$53,099	1.763
2310-15-1101	3785 N 33 RD	04/15/20	\$123,000	WD	03-ARM'S LENGTH	\$98,625	\$126,993	0.777
2310-19-1101	2941 N 27 RD	10/04/21	\$80,000	OTH	08-ESTATE	\$8,750	\$32,885	0.266
2310-26-2301	1604 N 33 RD	06/04/21	\$225,000	WD	03-ARM'S LENGTH	\$71,633	\$73,959	0.969
2310-27-1407		10/09/20	\$52,000	WD	03-ARM'S LENGTH	\$10,848	\$75,562	0.144
2310-27-2202	3024 E 22 RD	06/01/21	\$240,000	WD	03-ARM'S LENGTH	\$189,250	\$194,070	0.975
2310-27-2202	3024 E 22 RD	01/11/22	\$336,000	WD	03-ARM'S LENGTH	\$322,050	\$244,045	1.320
2310-27-2203-01	3024 E 22 RD	06/01/21	\$240,000	WD	03-ARM'S LENGTH	\$189,250	\$194,070	0.975
2310-29-4302	1657 E 24 RD	03/25/22	\$80,000	WD	03-ARM'S LENGTH	\$50,925	\$67,871	0.750
2310-30-4101	1285 N 27 RD	12/03/20	\$390,600	WD	03-ARM'S LENGTH	\$257,503	\$190,508	1.352
2310-32-1102	981 N 29 RD	01/11/22	\$44,000	WD	03-ARM'S LENGTH	\$38,900	\$55,804	0.697
2310-34-2101	3010 E 24 RD	11/25/20	\$234,900	OTH	08-ESTATE	\$109,664	\$93,641	1.171
Totals:			\$4,467,300			\$3,359,705	\$3,000,404	
							E.C.F. =>	1.120
							Ave. E.C.F. =>	1.092

use 1.120

AG ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.
2109-24-4202	9630 S SEELEY RD.	09/15/20	\$2,067,646	WD	19-MULTI PARCELAR	\$349,342	\$331,774	1.053
2109-28-3101-01	10603 S 41 RD	07/21/22	\$189,900	WD	03-ARM'S LENGTH	\$3,676	\$4,206	0.874
2111-01-1201-04	6405 S 23 1/2 RD	09/15/22	\$90,000	LC	03-ARM'S LENGTH	\$4,165	\$4,571	0.911
2310-01-3101	5297 E 16 RD	10/07/20	\$260,000	WD	03-ARM'S LENGTH	\$24,002	\$24,477	0.981
2412-01-1106	6109 W COUNTY LINE I	05/29/20	\$269,000	WD	03-ARM'S LENGTH	\$11,207	\$14,630	0.766
Totals:							\$392,392	\$379,658
							E.C.F. =>	1.034
							Ave. E.C.F. =>	0.917

2023 COLFAX TWP
INDUST ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.
24111-06-2401	620 W WEXFORD AV	03/17/21	\$210,000	WD	03-ARM'S LENGTH	\$160,186	\$351,551	0.456
2312-12-1105	4811 INDUSTRIAL DR	10/29/21	\$615,000	WD	03-ARM'S LENGTH	\$139,681	\$300,304	0.465
2312M-V0711	108 W MESICK AV	11/13/20	\$45,000	LC	03-ARM'S LENGTH	\$38,250	\$62,456	0.612
2312M-V1006	125 W MESICK	07/20/21	\$150,000	MLC	19-MULTI PARCEL ARM'S LENG	\$127,847	\$112,418	1.137
2411B-VB-213	116 W WEXFORD AV	10/26/20	\$160,000	WD	19-MULTI PARCEL ARM'S LENG	\$99,095	\$95,891	1.033
Totals:			\$1,180,000			\$565,059	\$922,621	
							E.C.F. =>	0.611
							Ave. E.C.F. =>	0.741
							USE	0.611

2023 COLFAX TWP

COMM ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.
MNT-04-4110	411 N MICHIGAN AV	12/16/21	\$85,000	WD	03-ARM'S LENGTH	\$57,301	\$106,256	0.539
2312M-V0711	108 W MESICK AV	11/13/20	\$45,000	LC	03-ARM'S LENGTH	\$38,011	\$59,654	0.637
MN-S-MQ-1011	809 S MICHIGAN AV	05/21/21	\$181,000	WD	19-MULTI PARCEL AF	\$135,873	\$213,125	0.638
2310-33-2206	2020 E 24 RD	05/24/21	\$100,000	WD	03-ARM'S LENGTH	\$71,891	\$109,930	0.654
MN-CC-04-02	304 W MAIN ST	05/01/20	\$185,000	LC	03-ARM'S LENGTH	\$165,403	\$241,125	0.686
MN-RAL-R-22A	305 W MAIN ST	05/21/21	\$300,000	WD	19-MULTI PARCEL AF	\$230,208	\$319,323	0.721
MN-CC-01-02	106 W MAIN ST	11/04/20	\$125,000	WD	03-ARM'S LENGTH	\$114,608	\$153,882	0.745
2312M-V0715	118 W MESICK AV	12/30/21	\$400,000	WD	19-MULTI PARCEL AF	\$315,670	\$364,173	0.867
2411B-VB-227	115 W WEXFORD AV	12/30/21	\$400,000	WD	19-MULTI PARCEL AF	\$326,409	\$327,242	0.997
2309-15-2203	3780 N MACKINAW TRI	05/27/21	\$380,000	WD	03-ARM'S LENGTH	\$219,587	\$216,242	1.015
2309-04-1101	5902 N US 131 HWY	05/27/21	\$270,000	WD	03-ARM'S LENGTH	\$256,612	\$236,834	1.084
2411B-VB-213	116 W WEXFORD AV	10/26/20	\$160,000	MLC	19-MULTI PARCEL AF	\$125,368	\$101,758	1.232
2112-07-4402	11198 W M-55 HWY	07/18/22	\$90,000	WD	03-ARM'S LENGTH	\$65,000	\$50,334	1.291
Totals:			\$2,721,000			\$2,121,941	\$2,499,879	
							E.C.F. =>	0.849
							Ave. E.C.F. =>	0.854

USE	0.849
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