

2023 MAPLE GROVE TWP
VILLAGE FF RATE

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Land Residual	Land Value	Effect	Front	Dollars/FF
38-401-706-01	14477 WALITA AV	10/23/20	\$110,000	WD	03-ARM'S LENGTH	\$14,499	\$8,250	150.0		\$97
38-401-716-09	14511 WUOKSI AV	05/21/21	\$5,000	QC	03-ARM'S LENGTH	\$5,000	\$5,500	100.0		\$50
38-401-717-03	9187 OSMO ST	04/23/21	\$119,900	WD	03-ARM'S LENGTH	\$53,089	\$11,000	200.0		\$265
38-401-717-05	14540 SAMPO AVE	08/04/20	\$99,000	WD	03-ARM'S LENGTH	\$3,461	\$5,500	100.0		\$35
38-401-725-01	9123 AURAST	07/22/21	\$80,000	WD	03-ARM'S LENGTH	\$18,836	\$2,750	50.0		\$377
38-402-709-01		06/02/21	\$65,000	WD	03-ARM'S LENGTH	\$12,521	\$9,350	170.0		\$74
38-402-709-03	9069 WALITA ST	06/02/21	\$65,000	WD	03-ARM'S LENGTH	\$12,521	\$9,350	170.0		\$74
38-402-709-10		06/02/21	\$65,000	WD	03-ARM'S LENGTH	\$12,521	\$9,350	170.0		\$74
38-402-712-01	14546 NINE MILLER	10/13/20	\$110,000	WD	03-ARM'S LENGTH	\$24,894	\$4,675	85.0		\$293
38-402-715-04	14720 PANNU AV	08/19/20	\$83,000	WD	03-ARM'S LENGTH	\$9,162	\$4,125	75.0		\$122
38-402-721-13	14690 WUOKSI AV	08/28/20	\$62,000	WD	03-ARM'S LENGTH	\$1,775	\$5,500	100.0		\$18
38-402-722-10	14750 WUOKSI AV	04/22/20	\$35,000	QC	03-ARM'S LENGTH	\$17,402	\$6,050	110.0		\$158
38-402-727-09	14695 WUOKSI AV	03/11/22	\$179,500	PIA	03-ARM'S LENGTH	\$37,272	\$7,500	100.0		\$373
38-402-730-01	9109 TAVIST	08/21/20	\$140,000	WD	03-ARM'S LENGTH	\$27,157	\$8,250	150.0		\$181
38-541-703-41		07/13/21	\$3,500	WD	03-ARM'S LENGTH	\$3,500	\$6,490	118.0		\$30
38-541-705-15		10/12/21	\$5,000	QC	03-ARM'S LENGTH	\$5,000	\$10,725	195.0		\$26
38-541-706-01		02/11/22	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$8,625	115.0		\$157
38-541-706-08		02/11/22	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$8,625	115.0		\$157
Totals:						\$1,262,900	\$294,610	\$131,615	2,273.0	
						Average				\$130
						per FF=>				
						use				130.0

2023 MAPLE GROVE TWP

1-2 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Total Acres
08-017-450-70	13716 MAKINEN RD	01/09/21	\$24,000	WD	03-ARMS LENGTH	(\$14,470)	1.99	1.99
08-024-375-30	17270 NINE MILE RD	10/29/20	\$136,000	WD	03-ARMS LENGTH	\$44,012	2.00	2.00
08-031-200-10	12297 MILKS RD	08/06/21	\$49,900	WD	03-ARMS LENGTH	\$27,032	2.00	2.00
Totals:			\$209,900			\$56,574	5.99	5.99

Average
per Net Acre= 9,444.74

USE 4,900.00

2023 MAPLE GROVE TWP
SMALL RIVER/CREEKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Effec. Front	Dollars/FF
008-002-059-00	6386 S DORR RD	03/09/22	\$85,000	WD	03-ARM'S LENGTH	\$13,074	50.0	\$261
02-241-703-07	9337 JOHNSON RD	08/03/20	\$275,000	WD	03-ARM'S LENGTH	\$96,411	75.0	\$1,285
02-514-036-02	3242 N KINGS HWY	08/07/20	\$77,400	WD	03-ARM'S LENGTH	\$44,377	90.0	\$493
02-517-009-15	1279 E GHIGKADEE LN	12/29/21	\$674,000	WD	03-ARM'S LENGTH	\$549,372	300.0	\$1,831
02-550-034-00	5210 E ALPINE DR	04/30/21	\$195,000	WD	19-MULTI PARCEL A	\$116,851	374.0	\$212
02-550-039-00	5106 E ALPINE DR	04/15/21	\$145,900	WD	19-MULTI PARCEL A	\$110,903	310.0	\$358
02-601-004-00		07/02/21	\$19,500	WD	03-ARM'S LENGTH	\$19,500	98.0	\$199
02-601-005-00	4073 E "A" AVE	09/17/20	\$75,000	WD	03-ARM'S LENGTH	\$34,589	160.0	\$216
08-003-010-30	5485 N BROOK	06/18/21	\$199,000	WD	19-MULTI PARCEL A	\$146,609	420.0	\$349
08-007-425-01	12599 POTTER RD	03/11/21	\$104,001	WD	03-ARM'S LENGTH	\$18,292	46.0	\$398
08-031-275-20	7559 MCCLELLAN RD	01/05/22	\$665,000	WD	03-ARM'S LENGTH	\$231,309	1,400.0	\$165
08-541-705-01	12500 BEAR CREEK LN	12/11/20	\$26,000	WD	03-ARM'S LENGTH	\$6,619	50.0	\$132
10-106-325-07	HUFF RD	02/15/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	1,110.0	\$126
10-107-100-02	12873 CEDAR CREEK	03/24/22	\$250,000	WD	19-MULTI PARCEL A	\$43,585	1,200.0	\$36
10-107-175-30	JACOBSON RD	05/19/21	\$26,000	WD	03-ARM'S LENGTH	\$26,000	50.0	\$520
10-113-100-03	17764 ROUND LAKE F101	12/21	\$156,000	WD	03-ARM'S LENGTH	\$70,108	600.0	\$117
10-113-175-10	18952 ROUND LAKE F107	10/2/21	\$150,000	WD	03-ARM'S LENGTH	\$87,418	211.0	\$414
2409-10-3207		10/15/21	\$23,000	WD	03-ARM'S LENGTH	\$23,000	1,000.0	\$23
43-117-003-00	104 SPRING	08/07/20	\$88,000	WD	03-ARM'S LENGTH	\$64,087	340.0	\$188
43-117-003-00	104 SPRING	03/14/22	\$95,000	WD	03-ARM'S LENGTH	\$72,834	340.0	\$214
43-501-038-00		08/28/20	\$44,900	WD	03-ARM'S LENGTH	\$44,900	510.0	\$88
43-501-038-01		01/12/21	\$7,400	WD	03-ARM'S LENGTH	\$7,400	510.0	\$15
Totals:			\$3,521,101			\$1,967,238	9,244.0	\$213

USE

200.0

2023 MAPLE GROVE TWP
COMM LAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	st. Land Value	Effec. Front
38-021-325-17	9287 PUISTO ST	01/22/21	\$152,000	WD	03-ARMS LENGTH	\$40,824	\$37,950	345.0
2209-27-3101-08	CASA RD	07/09/20	\$25,000	WD	03-ARMS LENGTH	\$25,000	372.0	337.0
2209-20-4102-08	vac 41 rd	02/10/20	\$14,900	WD	03-ARMS LENGTH	\$14,900	327.0	290.0
2209-20-4306-03	7547 E 34 RD	06/25/21	\$25,900	WD	03-ARMS LENGTH	\$25,900	\$30,383	250.0
38-028-225-05	14021 NINE MILE	10/13/20	\$52,000	WD	03-ARMS LENGTH	\$8,853	\$22,000	200.0
Totals:			\$269,800			\$115,477	\$91,032	1,422.0
Average								\$81
per FF=>								
USE								80.0

2023 MAPLE GROVE TWP
AG LAND/INDUST LAND

Parcel Number	reet Addre	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
1	08-021-125-20	04/22/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	34.09	35.38	\$1,907
2	08-025-400-15	09/29/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	40.00	40.00	\$1,625
3	08-034-175-01	10/08/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	80.94	80.94	\$1,544
Totals:			\$130,000			\$255,000	155.03	156.32	

Average per Net Acre: 1,644.84 per SqFt->

AG USE 1,600.00
IND USE 1,650.00

2023 MAPLE GROVE TWP
SMALL CREEK FF LAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Land Residual	Est. Land Value	Efec. Front	Dollars/FF
08-031-275-20	7559 MCCLELLAN	01/05/22	\$665,000	WD	\$231,309	\$252,000	1,400.0	\$165
Totals:			\$665,000		\$231,309	\$252,000	1,400.0	
							Average	\$165
							per FF=>	\$165
							use	\$165

2023 MAPLE GROVE TWP
RURAL RES LAND

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Net Acreage</u>	<u>\$/A</u>	<u>Instr.</u>
3-4 ACRES						
10-027-475-30	LAVERNE	06/18/20	\$23,900	4.64	\$5,151	LC
04-010-475-20	17056 LITZEN	01/05/21	\$18,005	4.91	\$3,667	WD
04-024-150-15	15584 HARLAN	04/28/20	\$14,900	4.98	\$2,992	LC
			\$56,805	14.53	\$3,937	
					\$3,909	
5-9 ACRES						
04-014-100-01	22955 FAYLOR	07/23/20	\$10,000	5.00	\$2,000	WD
04-026-475-15	CADILLAC	11/03/21	\$20,500	5.00	\$4,100	WD
04-036-400-20	HARLAN	01/06/21	\$19,000	5.00	\$3,800	WD
07-005-028-10	PINE CREEK	10/14/21	\$23,000	5.00	\$4,600	WD
10-032-400-04	PEACOCK	06/24/20	\$15,000	5.00	\$3,000	WD
10-032-400-08	PEACOCK	05/01/20	\$25,000	5.00	\$5,000	WD
13-012-225-03	TOMASEK	06/25/21	\$25,000	5.00	\$5,000	WD
10-027-475-10	HOXVILLE	07/10/20	\$22,900	5.22	\$4,387	LC
07-118-014-05	LAKESHORE	07/10/20	\$23,000	5.25	\$4,381	WD
09-033-325-03	MARILLA	08/19/21	\$22,500	5.28	\$4,261	WD
05-104-225-08	6839 HIGHBRIDGE	07/27/20	\$13,600	5.63	\$2,416	WD
08-033-350-10	14056 JOHNSON RD	02/26/21	\$28,000	5.63	\$4,973	WD
08-033-350-20	JOHNSON	01/29/21	\$18,000	5.68	\$3,169	WD
02-018-350-15	10119 MILLARCH	10/21/20	\$28,000	6.17	\$4,538	WD
07-111-006-35	KERRY	04/13/20	\$25,000	6.26	\$3,994	WD
08-026-475-01	16906 SEDLAR	08/20/21	\$25,000	6.52	\$3,834	WD
07-123-005-00	FSK	11/06/20	\$20,000	7.06	\$2,833	WD
07-110-001-20	3808 WILDWOOD	08/10/21	\$30,000	7.81	\$3,841	WD
03-025-014-00	2438 INDIAN VILLAG	05/07/21	\$24,500	8.00	\$3,063	WD
07-005-029-25	OLSON	01/13/22	\$32,000	8.10	\$3,951	WD
02-021-275-15	MAIDENS	10/30/20	\$22,000	8.30	\$2,651	WD
04-036-125-15	23607 VALENCOURT	04/23/21	\$24,900	8.66	\$2,875	WD
01-022-007-10	CHAMBERLAIN	07/27/20	\$45,000	9.23	\$4,875	WD
09-020-150-20	MCCLISH	10/22/20	\$23,500	9.50	\$2,474	WD
			\$565,400	153.30	\$3,751	

USE \$3,900

2023 MAPLE GROVE TWP
RURAL RES LAND

13-028-300-10	14204 PEPPERMAN	09/29/21	\$27,500	10.04	\$2,739	WD
05-019-175-10	SHIVERLY	04/20/21	\$23,000	10.10	\$2,277	WD
10-106-325-05	HUFF RD	02/03/21	\$35,000	10.18	\$3,438	WD
10-027-475-20	LAVERNE	09/15/20	\$25,900	10.24	\$2,529	LC
04-026-325-10	14269 LITZEN RD	04/22/21	\$32,000	10.28	\$3,113	WD
03-019-003-05	6127 RIVER	08/15/20	\$32,000	10.30	\$3,107	WD
09-014-200-45	HULLS	08/12/21	\$17,000	10.59	\$1,605	WD
08-013-375-00	17474 BIGGE RD	07/30/20	\$35,000	11.12	\$3,147	WD
04-027-200-20	CADILLAC	04/29/21	\$28,000	11.39	\$2,458	WD
02-027-425-10	9511 TANNERVILLE	05/28/20	\$25,000	12.12	\$2,063	WD
02-016-475-05	8760 MAIDENS	04/22/21	\$16,000	12.36	\$1,294	WD
05-135-350-15	SEAMAN	04/27/21	\$28,500	12.69	\$2,246	WD
11-016-008-00	IVANHOE	02/12/21	\$55,000	12.87	\$4,274	WD
02-020-325-03	9288 CHIPPEWA	08/21/20	\$45,500	12.94	\$3,516	WD
06-114-325-07	MERKEY	04/09/20	\$45,000	13.77	\$3,268	WD
02-023-375-01	NINE MILE	03/12/21	\$33,000	14.00	\$2,357	WD
05-135-350-01	N SEAMAN	04/15/21	\$39,900	14.50	\$2,752	WD
02-025-125-10	NINE MILE	01/29/21	\$35,000	14.97	\$2,338	WD
02-011-475-01	10922 ELEVEN MILE	02/14/22	\$21,890	15.00	\$1,459	WD
03-005-022-05	FELDHAK	01/25/22	\$45,000	15.00	\$3,000	WD
04-025-250-01	14545 VIADUCT	11/17/20	\$28,000	15.03	\$1,863	WD
05-135-350-10	SEAMAN	04/30/21	\$41,000	15.16	\$2,704	WD
11-015-006-25	HERKELRATH	11/20/20	\$75,000	15.38	\$4,876	WD
04-015-350-01	READ	03/09/22	\$46,000	15.55	\$2,958	WD
03-034-004-00	SKOCELAS	09/28/20	\$39,500	16.00	\$2,469	WD
04-020-100-01	ERWIN	03/12/21	\$45,900	16.53	\$2,777	WD
06-029-225-04	3335 LINKE	07/07/20	\$45,000	16.66	\$2,701	WD
05-134-400-01	SEAMAN	05/25/21	\$45,000	17.87	\$2,518	WD
02-023-475-01	NINE MILE	11/24/20	\$64,000	17.94	\$3,567	WD
05-121-225-15	3867 N HIGHBRIDGE	08/12/21	\$59,000	18.45	\$3,198	WD
04-020-100-01	ERWIN	03/12/21	\$45,900	18.60	\$2,468	WD
07-116-009-10	BENTOSKI	03/19/21	\$68,500	19.25	\$3,558	WD
08-017-125-01	10877 JOUPPI	06/15/20	\$36,000	19.68	\$1,829	WD
			\$2,274,490	776.57	\$2,694	

2023 MAPLE GROVE TWP
RURAL RES LAND

20-29 ACRES								
04-024-200-10	READ	07/08/21	\$23,400	20.00	\$1,170	WD		
04-011-175-01	VIADUCT	09/29/20	\$34,500	20.00	\$1,725	LC		
02-022-425-01	CHIEF	03/08/21	\$40,000	20.00	\$2,000	WD		
02-026-350-01	CHIEF	08/10/21	\$40,000	20.00	\$2,000	WD		
08-022-425-01	CREAMERY	08/06/21	\$40,000	20.00	\$2,000	WD		
13-003-325-20	DZUIBANEK	09/18/20	\$42,000	20.00	\$2,100	WD		
09-009-475-10	20858 HULLS	08/20/20	\$44,000	20.00	\$2,200	WD		
04-030-475-10	YATES	11/03/21	\$50,000	20.00	\$2,500	WD		
05-102-475-02	6038 CLEMENTS	10/07/21	\$55,000	20.00	\$2,750	WD		
05-110-325-01	5437 SWIHART	10/27/20	\$56,000	20.00	\$2,800	WD		
10-121-150-40	PINE LAKE	10/02/20	\$58,900	20.00	\$2,945	WD		
13-021-100-01	14867 GLOVERS LAK	11/05/21	\$60,000	20.00	\$3,000	WD		
10-017-350-01	STRONACH DAM	10/02/20	\$60,500	20.00	\$3,025	WD		
14-018-010-00	STEINBERG	05/21/21	\$62,000	20.00	\$3,100	WD		
10-020-225-00	STRONACH DAM	01/28/22	\$77,250	20.00	\$3,863	WD		
10-115-425-01	STAR LAKE	05/22/20	\$35,000	20.25	\$1,728	WD		
09-004-450-01	BENTON	10/15/21	\$45,000	20.30	\$2,217	WD		
10-135-375-05	BOSSCHEM	04/02/21	\$40,000	20.55	\$1,946	WD		
10-135-300-10	BOSSCHEM	06/04/21	\$42,000	20.55	\$2,044	WD		
01-025-003-01	NELSON	04/06/21	\$84,000	21.21	\$3,960	WD		
10-135-300-05	BOSSCHEM	04/01/21	\$42,500	21.25	\$2,000	WD		
12-027-200-01	9403 ALKIRE	11/09/21	\$41,200	24.47	\$1,684	WD		
08-017-150-00	10694 PAHKANEN	11/04/20	\$38,000	24.94	\$1,524	WD		
02-015-100-02	9875 ELEVEN MILE	08/04/21	\$75,000	27.54	\$2,723	WD		
			\$1,186,250	501.06	\$2,375			
					\$2,367			
					\$2,350			
30-39 ACRES								
08-009-300-02	11414 HEALY LAKE	11/12/20	\$62,500	30.00	\$2,083	WD		
04-028-450-01	VALENCOURT	12/18/20	\$55,000	30.00	\$1,833	WD		
04-010-400-01	LITZEN	10/27/21	\$60,500	30.00	\$2,017	WD		

2023 MAPLE GROVE TWP
RURAL RES LAND

08-034-375-01 15410 JOHNSON 08/07/20
04-016-350-01 READ 12/22/20
08-029-200-01 NINE MILE 05/27/20

\$58,000 31.88 \$1,819 WD
\$80,000 38.50 \$2,078 WD
\$60,000 37.02 \$1,621 WD
\$376,000 197.40 \$1,621 WD
\$1,905

40 - 50 ACRES

08-003-275-01 POTTER 10/29/20
04-008-225-01 NESSEN CITY 03/19/21
08-008-200-01 POTTER 06/30/20
09-009-175-01 MARILLA 07/14/20
09-005-250-01 YATES 09/30/20
12-009-400-05 8780 GLOVERS LAKE 08/07/20
03-004-009-00 8916 FELDHAKE RD 10/07/20
07-126-005-30 RIVER 09/16/20
13-011-425-02 SPRINGDALE 09/21/21
14-126-003-00 N CUSTER 07/29/21
03-001-003-10 FARNSWORTH 02/03/22

\$50,000 40.00 \$1,250 WD
\$62,000 40.00 \$1,550 WD
\$69,000 40.00 \$1,725 WD
\$73,500 40.00 \$1,838 WD
\$75,000 40.00 \$1,875 WD
\$75,000 40.00 \$1,875 WD
\$76,500 40.00 \$1,913 WD
\$80,000 40.00 \$2,000 WD
\$84,000 40.00 \$2,100 WD
\$90,000 40.00 \$2,250 WD
\$85,000 40.42 \$2,103 WD
\$820,000 440.42 \$1,862 WD
\$1,862

50 AND ABOVE

04-008-225-02 NESSEN CITY 10/07/20
08-025-225-01 NINE MILE 08/12/20
14-005-012-10 PINE CREEK 06/08/20
12-029-100-35 ALKIRE 12/16/20
04-008-200-03 NESSEN CITY 07/23/21
04-011-400-01 17314 VIADUCT 01/13/22
02-009-150-10 POTTER 10/29/20
04-002-450-01 ADAMS 06/30/20
09-015-150-01 10624 LITZEN 06/08/20
08-034-175-01 PUUSTINEN 10/02/20

\$70,000 58.00 \$1,422 WD
\$82,500 63.02 \$2,095 WD
\$132,000 64.52 \$1,525 WD
\$98,415 66.38 \$2,034 WD
\$135,000 74.00 \$1,081 WD
\$80,000 74.94 \$1,867 WD
\$139,900 80.00 \$1,788 WD
\$143,000 80.00 \$1,925 WD
\$154,020 80.00 \$1,925 WD
\$125,000 80.94 \$1,740 WD

USE \$1,900
USE \$1,900

2023 MAPLE GROVE TWP
RURAL RES LAND

\$1,159,835	721.80	\$1,740
	USE	\$1,607
		1,750

2023 MAPLE GROVE TWP
SUBDIVISIONS FF RATE

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
08-541-706-05	02/03/22	\$18,000	WD	03-ARV'S LENGTH	\$18,000	\$11,800	118.0	\$153
Totals:		\$18,000			\$18,000	\$11,800	118.0	\$153
						Average		
						per FF=>		
						use		150.0

2023 MAPLE GROVE TOWNSHIP

RES ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.
08-002-275-01	12550 NIEMI RD	02/18/22	\$165,000	WD	03-ARMS LENGTH	\$88,149	\$57,034	1.546
08-006-200-05	12439 THIRTEEN MILL	04/23/20	\$275,000	WD	03-ARMS LENGTH	\$252,052	\$113,355	2.224
08-007-425-01	12599 POTTER RD	03/11/21	\$104,001	WD	03-ARMS LENGTH	\$94,684	\$89,256	1.061
08-017-150-17	10510 PAHKANEN RT	09/30/21	\$89,900	WD	03-ARMS LENGTH	\$75,412	\$60,164	1.253
08-018-350-01	12240 MAKKINEN RD	06/16/21	\$290,000	WD	03-ARMS LENGTH	\$203,544	\$171,652	1.186
08-022-425-02	15563 CREAMERY RC	04/24/20	\$190,000	WD	03-ARMS LENGTH	\$164,328	\$130,901	1.255
08-024-375-30	17270 NINE MILE RD	10/29/20	\$136,000	WD	03-ARMS LENGTH	\$126,329	\$88,045	1.435
08-024-450-02	17560 NINE MILE RD	04/02/21	\$140,000	WD	03-ARMS LENGTH	\$90,973	\$110,447	0.824
08-026-300-01	8411 PUUSTINEN RD	12/30/20	\$220,000	WD	03-ARMS LENGTH	\$101,582	\$62,281	1.631
08-029-400-01	8460 HIGH BRIDGE R	10/23/20	\$99,900	WD	03-ARMS LENGTH	\$50,728	\$64,824	0.783
08-031-200-10	12297 MILKS RD	08/06/21	\$49,900	WD	03-ARMS LENGTH	\$40,138	\$17,840	2.250
08-031-400-01	12926 JOHNSON RD	01/24/22	\$949,900	WD	03-ARMS LENGTH	\$334,008	\$473,863	0.705
08-031-475-15	12830 ORCHARD LN	12/18/20	\$225,000	WD	08-ESTATE	\$187,439	\$171,386	1.094
08-032-175-10	13779 WILDERNESS	12/20/21	\$399,900	WD	03-ARMS LENGTH	\$384,300	\$198,032	1.941
Totals:						\$3,334,501	\$2,193,666	\$1,809,081

E.C.F. => 1.213
 Ave. E.C.F. => 1.370

USE 1.213

2023 MAPLE GROVE TWP
COMM/IND ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	E.C.F.
38-021-325-17	9287 PULISTO ST	01/22/21	\$152,000	WD	03-ARM'S LENGTH	\$109,455	0.522
41-050-028-00	4850 MAIN ST	07/10/20	\$170,000	WD	03-ARM'S LENGTH	\$108,530	0.526
32-221-705-09	12391 LYNN ST	06/11/21	\$25,000	WD	03-ARM'S LENGTH	\$13,339	0.306
38-028-225-05	14021 NINE MILE RD	10/13/20	\$52,000	WD	03-ARM'S LENGTH	\$18,684	0.298
10-011-325-07	651 S WARFIELD RD	06/28/21	\$35,000	WD	03-ARM'S LENGTH	\$15,200	0.425
38-401-707-13	14404 WUOKSI AV	01/28/22	\$40,000	WD	03-ARM'S LENGTH	\$30,579	1.112
Totals:			\$434,000			\$295,787	

USE

0.505

0.589

2023 MAPLE GROVE TWP

AG ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg	Residual	Cost Man.	E.C.F.
2109-28-3101-01	10603 S 41 RD	07/21/22	\$189,900	WD	03-ARM'S LENGTH	\$3,676	\$4,206	\$4,206	0.874
2414-01-1201-04	6405 S 23 1/2 RD	09/15/22	\$90,000	LC	03-ARM'S LENGTH	\$4,165	\$4,571	\$4,571	0.911
002-014-003-00		11/24/21	\$299,900	WD	03-ARM'S LENGTH	\$153,011	\$167,934	\$167,934	0.911
010-019-006-50	8430 N NELSON	01/13/21	\$73,000	WD	03-ARM'S LENGTH	\$37,535	\$44,420	\$44,420	0.845
012-021-003-00	3375 W KELLY	07/30/20	\$280,000	LC	03-ARM'S LENGTH	\$81,778	\$140,324	\$140,324	0.583
014-030-003-00	S CALL	02/01/22	\$60,000	WD	03-ARM'S LENGTH	\$12,950	\$13,820	\$13,820	0.937
2310-01-3101	5297 E 16 RD	10/07/20	\$260,000	WD	03-ARM'S LENGTH	\$24,002	\$24,477	\$24,477	0.981
2412-01-1106	6109 W COUNTY LIN	05/29/20	\$269,000	WD	03-ARM'S LENGTH	\$11,207	\$14,630	\$14,630	0.766
Totals:			\$1,521,800			\$328,324	\$414,382		

E.C.F. => **0.792**
 Ave. E.C.F. = **0.851**

USE **0.792**

2023 MAPLE GROVE TOWNSHIP
MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
08-015-475-02	15766 MAKINEN RD	05/21/21	\$172,500	WD	03-ARM'S LENGTH	\$141,393	\$84,462	1.674	DOUBLE WIDE
08-032-150-05	7719 ORAVAINEN RD	08/13/20	\$132,500	WD	03-ARM'S LENGTH	\$101,665	\$75,867	1.340	DOUBLE WIDE
08-036-325-30	7351 CLEMENTS RD	02/12/21	\$140,000	WD	03-ARM'S LENGTH	\$110,519	\$41,335	2.674	DOUBLE WIDE
08-013-275-20	17419 LINDROOS RD	01/08/21	\$65,000	WD	03-ARM'S LENGTH	\$8,750	\$53,508	0.164	SINGLE WIDE
08-017-450-70	13716 MAKINEN RD	01/09/21	\$24,000	WD	03-ARM'S LENGTH	\$18,558	\$41,420	0.448	SINGLE WIDE
08-541-705-01	12500 BEAR CREEK LN	12/11/20	\$26,000	WD	03-ARM'S LENGTH	\$20,412	\$21,726	0.940	SINGLE WIDE
38-402-721-13	14690 WUOKSI AV	08/28/20	\$62,000	WD	03-ARM'S LENGTH	\$52,074	\$64,508	0.807	SINGLE WIDE
38-402-728-07	14734 SAMPO AVE	07/08/21	\$25,000	WD	03-ARM'S LENGTH	\$5,500	\$40,761	0.135	SINGLE WIDE
38-402-727-07		03/11/22	\$179,500	WD	03-ARM'S LENGTH	\$157,414	\$179,814	0.875	
Totals:						\$826,500	\$616,285	\$603,401	

E.C.F. => 1.021
Ave. E.C.F. => 1.006 #REF!

USE 1.021

2023 MAPLE GROVE TWP.
VILLAGE RES ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.
38-221-701-01	14792 LOUHI AV	08/03/20	\$161,000	WD	03-ARMY'S LENGTH	\$147,726	\$151,530	0.975
38-221-701-11	14844 LOUHI AV	08/03/21	\$155,000	WD	03-ARMY'S LENGTH	\$146,884	\$84,519	1.738
38-401-706-01	14477 WALTER AV	10/23/20	\$110,000	WD	03-ARMY'S LENGTH	\$94,469	\$83,463	1.132
38-401-717-03	9187 OSMO ST	04/23/21	\$119,900	WD	03-ARMY'S LENGTH	\$108,639	\$62,961	1.725
38-401-717-05	14540 SAMPPO AVE	08/04/20	\$99,000	WD	03-ARMY'S LENGTH	\$92,500	\$89,441	1.034
38-401-725-01	9123 AUPRA ST	07/22/21	\$80,000	WD	03-ARMY'S LENGTH	\$77,250	\$57,866	1.335
38-402-704-03	9041 OSMO ST	10/21/20	\$85,000	WD	03-ARMY'S LENGTH	\$80,319	\$91,968	0.873
38-402-709-01		06/02/21	\$65,000	WD	03-ARMY'S LENGTH	\$55,650	\$49,649	1.121
38-402-709-03	9069 WALTER ST	06/02/21	\$65,000	WD	03-ARMY'S LENGTH	\$55,650	\$49,649	1.121
38-402-709-10		06/02/21	\$65,000	WD	03-ARMY'S LENGTH	\$55,650	\$49,649	1.121
38-402-712-01	14546 NINE MILE RD	10/13/20	\$110,000	WD	03-ARMY'S LENGTH	\$105,325	\$80,517	1.308
38-402-715-04	14720 PANU AV	08/19/20	\$83,000	WD	03-ARMY'S LENGTH	\$74,128	\$65,365	1.134
38-402-721-05	14727 LOUHI AV	08/11/20	\$50,000	WD	03-ARMY'S LENGTH	\$44,500	\$60,796	0.732
38-402-722-10	14750 WUOKSI AV	04/22/20	\$35,000	QC	03-ARMY'S LENGTH	\$28,950	\$16,649	1.739
38-402-723-05	14637 LOUHI AV	07/26/21	\$68,000	WD	03-ARMY'S LENGTH	\$56,828	\$73,107	0.777
38-402-727-09	14695 WUOKSI AV	03/11/22	\$179,500	PTA	03-ARMY'S LENGTH	\$169,634	\$134,872	1.258
38-402-730-01	9109 TAVI ST	08/21/20	\$140,000	WD	03-ARMY'S LENGTH	\$120,283	\$95,909	1.254
38-541-706-19	14315 BROOK AV	05/29/20	\$155,000	WD	03-ARMY'S LENGTH	\$143,599	\$171,574	0.837
Totals:						\$1,825,400	\$1,657,984	\$1,469,483

E.C.F. => 1.128
Ave. E.C.F. => 1.179

USED 1.128