

2024 Land Value
Addison Village (Vacant)

04/01/2021 - 03/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Sq Ft	Net Acres	Dollars/Acre	Dollars/SqFt	Class
WD1-131-4605-00	222 SAUNDERS	09/03/21	\$3,600	WD	03-ARM'S LENGTH	\$3,600	\$3,600	8712	0.20	\$18,000	\$0.41	402
WD1-132-3920-00	17000 ADDISON RD	02/24/23	\$16,450	WD	03-ARM'S LENGTH	\$16,450	\$16,450	60984	1.40	\$11,775	\$0.27	402
Totals:			\$20,050			\$20,050	\$20,050		1.60			
									Average	Average		
									per Net Acre=>	per SqFt=>		\$0.29

2024 Land Value
Cement City (Improved Sales)

04/01/2021 - 03/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Class
WD4-010-0600-00	327 PERRIN AVE	12/02/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$2,350	0.20	\$11,750	\$0.27	2630-0653	401
WD4-010-1530-00	319 PENINSULAR AVE	06/21/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$13,979	0.20	\$69,895	\$1.60	2621-0556	401
WD4-010-0131-00	157 POTTER AVE	06/28/22	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$8,374	0.26	\$32,084	\$0.74	2641-0765	401
WD4-104-1070-00	117 WOODSTOCK ST	07/16/21	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$16,800	0.58	\$28,866	\$0.66	2622-0847	401
WD4-105-2320-00	142 WOODSTOCK ST	07/06/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,064	0.60	\$73,440	\$1.69	2622-0693	401
WD4-104-1020-00	100 JACKSON ST	09/01/22	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$45,445	1.39	\$32,624	\$0.75	2644-0418	401
WD4-104-1610-00	421 WOODSTOCK ST	05/06/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$71,148	5.00	\$14,230	\$0.33	2639-0228	401
Totals:			\$680,000			\$680,000	\$202,160	8.24				
									Average	Average		
									per Net Acre=>	per SqFt=>	\$0.56	

2024 Land Value
Cement City (Vacant Sales)

04/01/2021 - 03/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/SqFt	Liber/Page	Class
WD4-010-1710-00	190 PARKER AVE	02/03/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	0.20	\$1.72	2650-0594	402
Totals:			\$15,000			\$15,000	\$15,000	0.20			
									Average		
									per Net Acre=>	\$1.72	

2024 LAND VALUE

04/01/2021 - 03/31/2023

AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table	Class
WDO-108-4750-00	11000 HEROLD HWY	06/08/21	\$93,967	WD	03-ARM'S LENGTH	\$93,967	\$93,967	11.39	\$8,250	AGRICULTURAL	102
WDO-106-1280-00	18708 VICARY RD	10/15/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$90,000	20.00	\$4,500	AGRICULTURAL	102
WDO-115-3900-00	10252 DEVILS LAKE HWY	09/01/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$133,000	20.50	\$6,488	AGRICULTURAL	102
WDO-109-1050-00	11628 CEMENT CITY HWY	01/18/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$260,000	55.00	\$4,727	AGRICULTURAL	102
WDO-107-3350-00	11000 N US-127	01/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$240,000	57.87	\$4,147	AGRICULTURAL	102
WDO-114-2050-40	11314 S MILLER HWY	07/25/22	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$452,000	90.29	\$5,006	AGRICULTURAL	102
Totals:			\$1,268,967			\$1,268,967	\$1,268,967	255.05			
								Average	Average		
								per Net Acre=>	per SqFt=>		

2024 LAND VALUE
COMMERCIAL

04/01/2021 - 12/26/2023 (EXPANDED)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Class
WD0-107-4850-00	10000 W US-12	03/10/23	\$127,000	WD	03-ARM'S LENG	\$127,000	\$127,000	8.81	\$14,415	\$0.33	202
WD0-107-4850-00	10000 W US-12	06/08/23	\$600,000	WD	03-ARM'S LENG	\$600,000	\$600,000	8.81	\$68,104	\$1.56	202
Totals:			\$727,000			\$727,000	\$727,000	17.62			
									Average	Average	
									per Net Acre:	per SqFt=>	\$0.95

Devils Lake Front Lots (Improved)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Sq Ft	Dollars/SqFiber/Page	Land Table	Class	
WDO-655-0310	7402 HOLLYHOCK AV	09/10/21	\$665,000	WD	03-ARM'S LENG	\$665,000	\$461,917	0.09	3,920	\$117.82	2626-071 DEVILS LAKE - FRONT L	401	
WDO-605-0080	4410 SHADY DR	05/14/21	\$673,500	WD	03-ARM'S LENG	\$653,500	\$452,958	0.10	4,356	\$103.98	2619-040 DEVILS LAKE - FRONT L	401	
WDO-465-0490	7134 WALNUT HILL	09/15/22	\$535,000	WD	03-ARM'S LENG	\$535,000	\$153,276	0.11	4,792	\$31.99	2645-022 DEVILS LAKE - FRONT L	401	
WDO-655-0160	7495 HILLCREST AVE	02/07/23	\$415,000	WD	03-ARM'S LENG	\$415,000	\$255,398	0.11	4,792	\$53.30	2650-083 DEVILS LAKE - FRONT L	401	
WDO-655-0120	7521 HILLCREST AVE	12/01/22	\$438,000	WD	03-ARM'S LENG	\$438,000	\$270,280	0.13	5,663	\$47.73	2648-045 DEVILS LAKE - FRONT L	401	
WDO-535-0530	6060 LAKESIDE DR	02/11/22	\$750,000	WD	03-ARM'S LENG	\$750,000	\$399,225	0.14	6,098	\$65.46	2634-006 DEVILS LAKE - FRONT L	401	
WDO-505-0203	8076 CLARK'S COVE	02/22/22	\$365,000	WD	03-ARM'S LENG	\$365,000	\$337,086	0.16	7,144	\$47.19	2634-048 DEVILS LAKE - FRONT L	401	
WDO-515-0283	7790 CLARK'S COVE	09/15/21	\$425,000	WD	03-ARM'S LENG	\$425,000	\$264,650	0.17	7,492	\$35.32	2626-012 DEVILS LAKE - FRONT L	001	
WDO-515-0284	7788 CLARK'S COVE	10/01/21	\$1,100,000	WD	03-ARM'S LENG	\$1,100,000	\$516,198	0.24	10,498	\$49.17	2627-025 DEVILS LAKE - FRONT L	401	
WDO-705-0160	7280 WALNUT HILL	05/20/22	\$475,000	WD	03-ARM'S LENG	\$475,000	\$299,007	0.25	10,890	\$27.46	2639-094 DEVILS LAKE - FRONT L	401	
WDO-525-0090	5140 WILDWOOD CT	05/31/22	\$1,100,000	WD	03-ARM'S LENG	\$1,100,000	\$346,854	0.33	14,375	\$24.13	2640-036 DEVILS LAKE - FRONT L	401	
WDO-705-0140	7296 WALNUT HILL	03/31/22	\$765,000	WD	03-ARM'S LENG	\$765,000	\$490,109	0.35	15,246	\$32.15	2637-010 DEVILS LAKE - FRONT L	401	
WDO-127-4460	6226 QUIET COVE	10/21/22	\$520,000	WD	03-ARM'S LENG	\$520,000	\$297,615	0.41	17,903	\$16.62	2646-084 DEVILS LAKE - FRONT L	401	
WDO-515-0286	7764 CLARK'S COVE	08/26/22	\$1,200,000	WD	03-ARM'S LENG	\$1,200,000	\$553,855	0.49	21,170	\$26.16	2644-036 DEVILS LAKE - FRONT L	401	
WDO-127-4365	6320 WINTER RD	05/25/21	\$525,000	WD	03-ARM'S LENG	\$525,000	\$282,049	0.74	32,234	\$8.75	2620-030 DEVILS LAKE - FRONT L	401	
WDO-135-3100	4020 ROUND LAKE H	06/04/21	\$900,000	WD	03-ARM'S LENG	\$900,000	\$717,919	9.05	394,087	\$1.82	2620-067 DEVILS LAKE - FRONT L	401	
Totals:			\$10,851,500			\$10,831,500	#####	12.87					
								Average					
								per Net Acre=>		\$10.88			

2024 Land Value
 Devils Lake Rear Lots

04/01/2021 - 03/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Sq Ft	Net Acres	Dollars/SqFt	Land Table	Class
WD0-525-1040-00	5000 ROBINWOOD CT	06/17/22	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$13,000	3049	0.07	\$4.20	DEVILS LAKE - REAR LOTS	402
WD0-127-4175-30	6000 WINTER RD BLK	10/07/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	11325	0.26	\$3.14	DEVILS LAKE - REAR LOTS	402
WD0-127-4185-10	6000 DEVILS LAKE HWY BLK	10/07/22	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$49,900	15246	0.35	\$3.31	DEVILS LAKE - REAR LOTS	402
Totals:			\$97,900			\$97,900	\$97,900		0.67			
									Average			
									per Net Acre=>	\$3.34		

GOOSE/PICK/MUD/MERCURY FRONT LOTS (IMPROVED)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	and Residua	Net Acres	Sq Ft	Dollars/Acr	Dollars/SqFt	Liber/Page	Land Table	Class
WD0-645-0040-4	PROSPECT HILL HW	08/09/22	\$189,900	WD	03-ARM'S LENG	\$189,900	\$88,801	0.14	6,229	\$620,986	\$14.26	2643-084	GOOSE/PICK/MUD,	401
WD0-114-3550-10496	ROUND LAKE H	06/17/22	\$650,000	WD	03-ARM'S LENG	\$650,000	\$114,577	26.26	1,143,886	\$4,363	\$0.10	2641-037	GOOSE/PICK/MUD,	401
Totals:			\$839,900			\$839,900	\$203,378	26.40						
								Average		Average				
								per Net Acre=>		per SqFt=>	\$0.18			

2024 Land Value
 Goose/Pick/Mud/Mercury Front Lots

03/31/2021 - 04/01/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table	Class	
WD0-114-2780-30	11122 MILLER HWY	05/25/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$105,000	8.37	\$12,545	GOOSE/PICK/MUD/MERCURY FRONT LOTS	402	
WD0-114-4075-23	10000 ROUND LAKE HWY	08/03/22	\$96,900	WD	03-ARM'S LENGTH	\$96,900	\$96,900	11.23	\$8,629	GOOSE/PICK/MUD/MERCURY FRONT LOTS	402	
WD0-114-3200-00	14000 CANARY CT	09/09/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$180,000	12.95	\$13,899	GOOSE/PICK/MUD/MERCURY FRONT LOTS	402	
WD0-114-4075-24	14540 VISCHER RD	09/27/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$275,000	35.68	\$7,707	GOOSE/PICK/MUD/MERCURY FRONT LOTS	402	
Totals:			\$656,900			\$656,900	\$656,900	68.23				
								Average	Average			
								per Net Acre=>	per SqFt=>			



2024 Land Value
Residential

04/01/2021 - 03/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Class
WD0-102-2060-00	14000 COUNTY LINE RD	06/25/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$14,000	1.26	\$11,111	2622-0380	402
WD0-120-2625-00	9000 HEROLD HWY	02/04/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	1.78	\$14,021	2633-0519	402
WD0-136-1890-00	13587 W US-223	08/27/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	2.00	\$7,500	2625-0128	402
WD0-116-4640-00	10251 KENNEL CLUB DR	07/09/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	2.76	\$4,348	2622-0543	402
WD0-109-4075-00	11000 WHEATON RD	11/24/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$52,000	3.47	\$14,986	2630-0109	402
WD0-120-2650-00	9000 HEROLD HWY	06/21/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	4.00	\$7,500	2641-0330	402
WD0-132-4265-00	17000 JUNCTION RD	04/15/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$47,000	5.40	\$8,704	2638-0269	402
WD0-118-2150-00	18000 N US-127	02/21/23	\$39,000	MLC	03-ARM'S LENGTH	\$39,000	\$39,000	7.46	\$5,228	2651-0174	402
WD0-104-2160-20	16361 CEMENT CITY HWY	10/27/22	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$96,000	8.45	\$11,361	2647-0012	402
WD0-107-4850-00	10000 W US-12	09/17/21	\$113,500	WD	03-ARM'S LENGTH	\$113,500	\$113,500	8.81	\$12,883	2626-0477	202
WD0-127-3550-00	15000 LELAH LN	06/11/21	\$55,000	MLC	03-ARM'S LENGTH	\$55,000	\$55,000	9.90	\$5,554	2621-0219	402
WD0-127-3550-00	15000 LELAH LN	07/05/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$75,000	9.90	\$7,574	2642-0791	402
WD0-102-1950-00	14000 WHEATON RD	02/15/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$68,000	10.00	\$6,800	2634-0144	402
WD0-119-2020-00	9000 N US-127	10/29/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	10.27	\$5,842	2628-0879	402
WD0-108-4750-00	11000 HEROLD HWY	06/08/21	\$93,967	WD	03-ARM'S LENGTH	\$93,967	\$93,967	11.39	\$8,250	2622-0764	102
WD0-113-2050-00	12000 GRASSY LAKE RD	06/14/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$290,000	52.00	\$5,577	2640-0988	402
Totals:			\$1,085,467			\$1,085,467	\$1,085,467	148.86			
								Average	Average		
								per Net Acre=>	per SqFt=>		

2024 Land Value
 South/Silver Lake Front Lots

04/01/2021 - 11/01/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Sq Ft	Dollars/SqFt	Land Table	Class
WDO-115-1485-00	SOUTH SHORE DR	08/24/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$95,000	1.00	43,560	\$2.18	SOUTH/SILVER FRONT LOTS	402
WDO-810-0090-00	ROUND LAKE HWY	07/14/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$140,000	1.46	63,597	\$2.20	SOUTH/SILVER FRONT LOTS	402
Totals:			\$235,000			\$235,000	\$235,000	2.46				
										Average		
										per Net Acre=>	\$2.19	

2024 Land Value
 South/Silver Lake Rear Lots

04/01/2021 - 03/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Sq Ft	Total Acres	Dollars/SqFt	Class
WDO-685-0330-00	1000 TOMPKINS DR	09/16/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$36,000	0.24	10,454	0.24	\$3.44	402
WDO-695-0700-00	1000 TOMPKINS DR	08/03/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	0.34	14,810	0.34	\$3.04	402
Totals:			\$81,000			\$81,000	\$81,000	0.58		0.58		
								Average				
								per Net Acre=>			139,655.17	\$3.21