

2024 MAPLE GROVE TWP ECF AG

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.
02-008-300-04	11272 CHIPPEWA HWY	04/09/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$246,199	\$209,888	1.173
02-028-300-03	8328 EIGHT MILE RD	04/06/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$294,404	\$222,916	1.321
05-123-125-01	16525 FLARITY RD	12/20/22	\$248,000	WD	19-MULTI PARCEL /	\$248,000	\$182,675	\$102,009	1.791
11-002-011-50	4224 POTTER	02/16/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$71,348	\$31,251	2.283
11-002-011-50	4224 POTTER	06/06/22	\$75,000	QC	03-ARM'S LENGTH	\$75,000	\$71,348	\$31,251	2.283
11-011-004-10	4303 POTTER	02/16/22	\$275,000	MLC	03-ARM'S LENGTH	\$275,000	\$218,575	\$7,497	29.156
2310-11-4101	4093 N 35 RD	02/10/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	(\$13,463)	\$61,536	(0.219)
2109-12-4401	7898 S SEELEY RD	11/12/18	\$198,000	WD	09-FAMILY	\$198,000	\$30,282	\$2,751	11.007
2109-14-3301	10345 E 46 RD	05/05/17	\$60,000	WD	09-FAMILY	\$60,000	(\$186,190)	\$495,173	(0.376)
2109-28-4401	10960 S 43 RD	01/11/18	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$35,317	\$6,249	5.652
2310-11-4101	4093 N 35 RD	02/10/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	(\$13,463)	\$61,536	(0.219)
2209-16-1101-04	S MACKINAW TR	09/02/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$11,000	\$8,841	1.244

Totals: \$2,474,000

\$2,474,000

\$948,032

\$1,240,896

E.C.F. => 0.764

Ave. E.C.F. => 4.591

use 0.764

2024 MAPLE GROVE TWP ECF COMMERCIAL

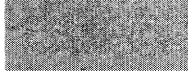
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	
38-021-325-17	9287 PUISTO ST	09/15/22	\$210,000	WD	03-ARM'S LENGTI	\$210,000	\$151,454	\$238,670	0.635	
38-028-200-01	14261 NINE MILE RD	07/27/22	\$465,000	WD	03-ARM'S LENGTI	\$465,000	\$432,472	\$825,939	0.524	
38-401-707-13	14404 WUOKSI AV	01/28/22	\$40,000	WD	03-ARM'S LENGTI	\$40,000	\$26,751	\$29,112	0.919	
Totals:			\$715,000			\$715,000	\$610,677	\$1,093,720		
									E.C.F. =>	0.558
									Ave. E.C.F. =>	0.692
									USE	0.558

2024 MAPLE GROVE TWP ECF RES RURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	
08-002-275-01	12622 NIEMI RD	02/18/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,074	\$60,429	1.408	
08-005-125-01		12/15/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$26,376	\$17,002	1.551	
08-008-125-01	13755 POTTER RD	11/04/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$80,234	\$86,682	0.926	
08-008-125-04	13625 POTTER RD	11/08/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$252,962	\$214,103	1.181	
08-010-250-01	15110 PIHL RD	03/09/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$138,485	\$48,802	2.838	
08-014-125-01		06/29/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$33,613	\$24,723	1.360	
08-017-150-17	10510 PAHKANEN RD	09/30/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$74,252	\$63,425	1.171	
08-018-350-01	12240 MAKINEN RD	06/16/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$200,050	\$181,969	1.099	
08-019-425-01	9449 HORSESHOE CREEK	12/28/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,294	\$11,245	6.340	
08-020-450-03	13530 NINE MILE RD	11/09/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$185,559	\$126,522	1.467	
08-022-300-12	15030 NINE MILE RD	07/18/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$109,000	\$49,789	2.189	
08-023-225-01	9919 PUUSTINEN RD	12/28/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$196,928	\$136,479	1.443	
08-024-450-02	17560 NINE MILE RD	04/02/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$89,264	\$117,110	0.762	
08-024-475-01	9171 YATES RD	06/17/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,729	\$38,421	0.383	
08-026-425-01	16565 PASANEN RD	03/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,886	\$37,722	1.455	
08-030-450-05	12590 MILKS RD	02/10/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$34,148	\$43,700	0.781	
08-031-150-00	12926 JOHNSON RD	01/24/22	\$949,900	WD	03-ARM'S LENGTH	\$949,900	\$334,008	\$473,863	0.705	
08-031-200-10	12297 MILKS RD	08/06/21	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$39,924	\$18,992	2.102	
08-031-200-10	12297 MILKS RD	08/05/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$65,024	\$18,992	3.424	
08-031-275-20	7559 MCCLELLAN RD	01/05/22	\$665,000	WD	03-ARM'S LENGTH	\$595,000	\$270,137	\$378,319	0.714	
08-031-400-01	12926 JOHNSON RD	01/24/22	\$949,900	WD	03-ARM'S LENGTH	\$949,900	\$334,008	\$473,863	0.705	
08-032-175-10	13779 WILDERNESS TRL	12/20/21	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$384,700	\$210,808	1.825	
08-032-375-10		04/12/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$47,960	\$17,662	2.715	
08-221-705-07	9133 BEAR CREEK DR	09/20/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$240,058	\$97,471	2.463	
08-401-709-13	12920 JOHNSON RD	06/01/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$226,531	\$113,365	1.998	
08-401-711-01		06/15/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$17,240	\$10,525	1.638	
Totals:			\$6,280,400			\$6,210,400	\$3,606,444	\$3,071,981		
									E.C.F. =>	1.174
									Ave. E.C.F. =>	1.717
									USE'	1.174

2024 MAPLE GROVE ECF RES CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
08-030-450-05	12590 MILKS RD	02/10/23	\$78,000	WD	03-ARM'S LENGTH	\$43,852	\$34,148	\$43,700	0.781	
08-031-275-20	7559 MCCLELLAN RD	01/05/22	\$665,000	WD	03-ARM'S LENGTH	\$314,671	\$280,329	\$378,319	0.741	
08-222-701-05	7455 MCCLELLAN RD	03/21/23	\$255,000	WD	03-ARM'S LENGTH	\$67,672	\$187,328	\$164,649	1.138	
08-401-709-13	12920 JOHNSON RD	06/01/22	\$254,000	WD	03-ARM'S LENGTH	\$27,469	\$226,531	\$113,365	1.998	
08-401-711-01		06/15/22	\$20,000	WD	03-ARM'S LENGTH	\$2,760	\$17,240	\$10,525	1.638	
Totals:			\$1,272,000				\$745,576	\$710,559		
									E.C.F. =>	1.049
									Ave. E.C.F. =>	1.259
									USE	1.049



2024 MAPLE GROVE TOWNSHIP ECF RES MOBILE HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	
2112-17-2102-01	8188 S 3 1/2 RD	08/31/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$62,568	\$90,695	0.690	
2312-21-1402	2681 OLD M-37 HWY	08/23/22	\$90,000	WD	19-MULTI PARCEL ARM'S	\$90,000	\$55,331	\$72,045	0.768	
2111-01-2402	6496 S 23 1/2 RD	08/11/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$44,804	\$50,558	0.886	
2209-08-3404	7378 E 28 3/4 RD	01/20/23	\$62,000	WD	19-MULTI PARCEL ARM'S	\$62,000	\$20,321	\$23,138	0.878	
2312-07-2202	11835 W 16 RD	10/19/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,072	\$20,569	0.927	
2312-06-1302		09/13/22	\$44,900	WD	03-ARM'S LENGTH	\$44,900	\$12,322	\$13,209	0.933	
2312-01-4405	6142 W 16 RD	11/03/22	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$83,966	\$89,972	0.933	
2209-34-2204	1110 PLETT RD	05/05/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$101,000	\$105,090	0.961	
2411-15-2101	2599 W 6 RD	06/01/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$161,375	\$157,189	1.027	
2409-35-2104	6835 N 45 1/2 RD	01/18/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$92,531	\$87,718	1.055	
2412-18-3302	9095 N 1 RD	11/15/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$85,515	\$79,748	1.072	
2211-27-4103	4738 S 21 RD	04/01/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,694	\$59,971	1.129	
2210-20-1202	1630 E 32 RD	09/23/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$53,535	\$46,791	1.144	
2312-28-4102	1471 N 7 RD	07/26/22	\$121,900	WD	03-ARM'S LENGTH	\$121,900	\$80,137	\$68,877	1.163	
2309-27-1207	1783 MICHAMY WY	08/26/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$97,254	\$79,543	1.223	
2210-15-4101	2800 S 33 RD	10/21/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$136,710	\$110,931	1.232	
2311-26-3304	1042 N 21 1/2 RD	07/01/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$221,449	\$178,392	1.241	
2311-15-1101	2091 W 18 RD	07/02/22	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$45,250	\$35,657	1.269	
2312-06-1303	11469 DIRT RD	05/26/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,494	\$48,069	1.425	
Totals:			\$2,317,300			\$2,317,300	\$1,509,328	\$1,418,164		
									E.C.F. =>	1.064
									Ave. E.C.F. =>	1.050
									USE	1.064

2024 MAPLE GROVE TWP ECF VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
38-028-225-04	14069 NINE MILE RD	10/27/22	\$79,900	WD	03-ARM'S LENGTH	\$15,990	\$63,910	\$60,081	1.064	
38-401-717-03	9187 OSMO ST	04/23/21	\$119,900	WD	03-ARM'S LENGTH	\$26,293	\$93,607	\$80,128	1.168	
38-401-721-04	9188 AURA ST	12/13/22	\$117,000	WD	03-ARM'S LENGTH	\$27,346	\$89,654	\$59,959	1.495	
38-401-723-03	9126 AURA ST	08/19/22	\$70,000	WD	03-ARM'S LENGTH	\$6,500	\$63,500	\$28,965	2.192	
38-401-724-04	9132 OSMO ST	03/30/23	\$90,000	WD	08-ESTATE	\$13,815	\$76,185	\$66,518	1.145	
38-401-725-01	9123 AURA ST	07/22/21	\$80,000	WD	03-ARM'S LENGTH	\$6,500	\$73,500	\$68,075	1.080	
38-402-708-03	9066 AURA ST	06/14/22	\$145,000	WD	03-ARM'S LENGTH	\$11,965	\$133,035	\$89,713	1.483	
38-402-709-03	9069 WALTA ST	08/05/22	\$150,000	WD	03-ARM'S LENGTH	\$22,100	\$127,900	\$116,720	1.096	
38-402-709-10		06/02/21	\$65,000	WD	03-ARM'S LENGTH	\$22,100	\$42,900	\$58,360	0.735	
38-402-711-08	9018 AURA ST	11/12/21	\$215,000	WD	03-ARM'S LENGTH	\$17,628	\$197,372	\$122,652	1.609	
38-402-716-03	14672 PANU	12/16/22	\$146,000	WD	03-ARM'S LENGTH	\$13,000	\$133,000	\$57,085	2.330	
38-402-719-07	14695 KANU AVE	05/06/22	\$169,000	WD	03-ARM'S LENGTH	\$13,000	\$156,000	\$199,021	0.784	
38-402-721-09	14695 LOUHI AVE	06/10/22	\$134,000	WD	03-ARM'S LENGTH	\$21,980	\$112,020	\$69,135	1.620	
38-402-727-07		03/11/22	\$179,500	WD	03-ARM'S LENGTH	\$22,086	\$157,414	\$179,814	0.875	
38-402-731-08	9133 TAPIO ST	04/28/22	\$85,000	WD	03-ARM'S LENGTH	\$22,435	\$62,565	\$96,234	0.650	
38-402-734-10	14701 METSOLA AVE	05/27/22	\$105,000	WD	03-ARM'S LENGTH	\$23,806	\$81,194	\$111,066	0.731	
38-402-735-07	9087 TAVI ST	07/19/22	\$155,000	WD	03-ARM'S LENGTH	\$19,500	\$133,000	\$86,943	1.530	
38-441-703-09	8561 AURA ST	03/24/23	\$153,500	WD	03-ARM'S LENGTH	\$17,976	\$135,524	\$128,220	1.057	
38-541-701-13	8931 AURA ST	08/05/22	\$110,000	WD	03-ARM'S LENGTH	\$18,244	\$91,756	\$79,432	1.155	
38-541-702-25	14364 RAINBOW AV	08/25/22	\$90,000	WD	03-ARM'S LENGTH	\$13,257	\$76,743	\$121,376	0.632	
38-541-702-32	14412 RAINBOW AV	11/18/22	\$96,500	WD	03-ARM'S LENGTH	\$7,415	\$89,085	\$63,476	1.403	
Totals:			\$2,555,300				\$2,189,864	\$1,942,971		
									E.C.F. =>	1.127
									Ave. E.C.F. =>	1.230
									use	1.128