

Residential Land Analysis - Single Family

Research Area A (16 Single Family Lots)



Comparison Area A1 (16 Single Family Lots)



Comparison Area A2 (13 Single Family Lots)



Parcel #	Address	2015	2016	2017	2018	2019	2020	5 Year Chg
1	10757 Bush Lake Rd Cir	236,500	250,500	251,100	271,600	301,900	299,000	26.4%
2	10753 Bush Lake Rd Cir	212,500	229,300	242,300	262,300	292,100	290,400	36.7%
3	10749 Bush Lake Rd Cir	207,900	225,800	239,400	262,800	299,000	290,900	39.9%
4	10745 Bush Lake Rd Cir	228,300	237,400	249,000	278,700	320,800	312,300	36.8%
5	10741 Bush Lake Rd Cir	219,900	235,000	248,700	269,000	292,300	299,900	36.4%
6	10737 Bush Lake Rd Cir	248,600	269,600	280,100	285,100	312,700	345,300	38.9%
7	10733 Bush Lake Rd Cir	253,500	270,300	274,000	298,800	341,200	337,600	33.2%
8	10729 Bush Lake Rd Cir	233,700	251,100	255,300	280,200	310,400	303,700	30.0%
9	10720 Louisiana Cir	217,200	240,100	246,000	264,900	282,300	286,400	31.9%
10	10722 Louisiana Cir	277,500	292,700	302,300	320,600	345,800	344,300	24.1%
11	10724 Louisiana Cir	253,600	270,400	273,100	289,000	312,900	312,100	23.1%
12	10726 Louisiana Cir	271,500	280,200	291,100	310,200	329,500	330,900	21.9%
13	10728 Louisiana Cir	246,600	257,800	263,000	282,900	308,000	313,300	27.0%
14	10730 Louisiana Cir	245,600	250,700	260,400	285,100	315,300	312,400	27.2%
15	10732 Louisiana Cir	241,000	246,200	263,300	275,900	326,600	310,100	28.7%
16	10734 Louisiana Cir	230,000	240,300	253,300	272,500	297,600	303,700	32.0%
Research Area Average		238,994	252,963	262,025	281,850	311,775	312,019	30.6%
Research Area Median		238,750	250,600	257,850	279,450	311,550	311,100	30.3%

Parcel #	Address	2015	2016	2017	2018	2019	2020	5 Year Chg
1	10660 Yosemite Rd	200,100	219,200	224,600	228,900	254,200	259,100	29.5%
2	10700 Yosemite Rd	211,200	234,600	240,300	247,200	298,300	301,200	42.6%
3	10706 Yosemite Rd	214,700	235,900	240,400	253,500	301,100	302,000	40.7%
4	10712 Yosemite Rd	186,600	199,500	210,500	219,300	251,400	263,800	41.4%
5	5625 W 107th St	211,500	229,300	234,300	240,600	284,400	291,400	37.8%
6	10707 Yosemite Rd	219,500	240,200	244,500	251,300	266,200	279,200	27.2%
7	10713 Yosemite Rd	197,000	216,100	237,900	226,900	269,700	286,100	45.2%
8	5601 W 107th St	192,000	208,600	214,100	218,100	243,500	244,000	27.1%
9	5541 W 107th St Cir	206,700	222,400	226,700	235,000	262,200	272,600	31.9%
10	5539 W 107th St Cir	217,400	247,200	220,000	221,400	264,600	260,400	19.8%
11	5537 W 107th St Cir	188,600	204,200	215,100	223,200	282,800	281,400	49.2%
12	5535 W 107th St Cir	227,000	243,200	248,600	254,700	296,600	307,400	35.4%
13	5533 W 107th St Cir	214,400	224,400	238,600	237,600	268,900	275,900	28.7%
14	10700 Whalen Ave S	270,800	299,400	303,700	303,400	330,000	332,600	22.8%
15	10708 Whalen Ave S	189,900	210,500	215,800	225,100	242,400	247,400	30.3%
16	10716 Whalen Ave S	180,700	196,900	207,900	213,200	249,400	261,400	44.7%
Research Area Average		208,006	226,975	232,688	237,463	272,856	279,119	34.2%
Research Area Median		208,950	223,400	230,500	231,950	267,550	277,550	32.8%

Parcel #	Address	2015	2016	2017	2018	2019	2020	5 Year Chg	
1	10709 Brunswick Cir	259,700	266,700	274,100	281,400	273,600	289,500	11.5%	
2	10717 Brunswick Cir	252,300	270,000	277,100	295,500	330,900	323,600	28.3%	
3	10725 Brunswick Cir	258,200	263,700	275,300	292,300	335,600	323,500	25.3%	
4	10733 Brunswick Cir	235,400	251,400	259,100	274,500	302,100	313,000	33.0%	
5	10741 Brunswick Cir	292,100	310,600	311,000	330,100	367,800	359,500	23.1%	
6	10745 Brunswick Cir	284,200	309,200	270,800	291,900	308,400	324,500	14.2%	
7	10749 Brunswick Cir	202,800	210,400	232,300	227,800	256,200	254,500	25.5%	
8	10753 Brunswick Cir	288,200	323,900	350,900	359,700	415,200	384,700	33.5%	
9	10757 Brunswick Cir	211,200	227,800	250,800	253,200	275,000	277,100	31.2%	
10	10720 Nesbitt Ave S	228,100	242,800	249,900	255,800	290,300	287,900	26.2%	
11	10730 Nesbitt Ave S	224,900	237,900	243,300	247,900	265,700	277,500	23.4%	
12	10740 Nesbitt Ave S	223,000	287,900	272,100	265,400	286,100	300,400	34.7%	
13	10750 Nesbitt Ave S	313,100	364,300	400,300	421,100	460,500	441,100	40.9%	Duplex
Research Area Average		233,944	254,901	262,073	271,330	297,816	297,059	27.0%	
Research Area Median		243,850	265,200	271,450	277,950	296,200	306,700	25.8%	

Residential Land Analysis - Townhome

Research Area B (12 townhome units)



Parcel #	Address	2015	2016	2017	2018	2019	2020	5 Year Chg
1	10901 Oregon Ave South	150,300	159,500	184,400	187,000	190,000	211,000	40.4%
2	10903 Oregon Ave South	153,200	163,200	186,000	188,500	198,500	217,100	41.7%
3	10902 Bush Lake Rd	153,200	163,200	186,000	188,500	198,500	217,100	41.7%
4	10900 Bush Lake Rd	153,100	163,200	185,900	188,500	198,500	217,000	41.7%
5	10911 Oregon Ave S	153,200	163,200	186,000	188,500	198,500	217,100	41.7%
6	10913 Oregon Ave S	131,100	135,600	147,600	157,500	184,400	179,900	37.2%
7	10915 Oregon Ave S	128,100	132,300	145,800	155,600	175,800	175,400	36.9%
8	10917 Oregon Ave S	153,200	163,200	186,000	188,500	198,500	217,100	41.7%
9	10916 Bush Lake Rd	149,100	158,500	183,400	185,900	188,800	211,100	41.6%
10	10914 Bush Lake Rd	131,100	135,600	147,600	157,500	184,400	179,900	37.2%
11	10912 Bush Lake Rd	131,100	135,600	147,600	157,500	184,400	179,900	37.2%
12	10910 Bush Lake Rd	157,200	167,100	190,700	193,000	203,300	223,100	41.9%
Research Area Average		145,325	153,350	173,083	178,042	191,967	203,808	40.2%
Research Area Median		151,700	161,350	185,150	187,750	194,250	214,050	41.1%



Comparasion Area B1 (13 townhome units)



Parcel #	Address	2015	2016	2017	2018	2019	2020	5 Year Chg
1	11024 Oregon Curve	157,400	168,700	172,400	186,000	203,800	210,000	33.4%
2	11022 Oregon Curve	166,100	176,400	183,500	198,700	190,400	207,000	24.6%
3	11020 Oregon Curve	171,400	165,900	172,300	188,100	212,500	216,800	26.5%
4	11018 Oregon Curve	177,800	181,000	189,300	204,000	199,200	205,700	15.7%
5	11010 Oregon Curve	172,100	173,300	188,300	196,200	220,500	226,400	31.6%
6	11012 Oregon Curve	156,100	167,200	170,700	184,200	206,200	214,600	37.5%
7	11014 Oregon Curve	175,500	188,400	198,200	206,100	232,900	227,600	29.7%
8	11016 Oregon Curve	166,200	166,600	174,800	189,900	203,500	220,800	32.9%
9	11008 Oregon Curve	164,700	164,800	172,900	187,900	200,400	217,800	32.2%
10	11006 Oregon Curve	174,300	186,300	196,700	204,000	231,900	229,900	31.9%
11	11004 Oregon Curve	172,000	173,800	187,600	195,800	194,400	200,600	16.6%
12	11002 Oregon Curve	155,600	156,500	162,800	171,600	190,100	195,200	25.4%
13	11000 Oregon Curve	176,800	179,900	188,300	202,800	196,600	204,300	15.6%
Research Area Average		168,154	172,985	181,369	193,485	206,338	213,592	27.0%
Research Area Median		171,400	173,300	183,500	195,800	203,500	214,600	25.2%

Comparison Area B2 (12 townhome units)



Parcel #	Address	2015	2016	2017	2018	2019	2020	5 Year Chg
1	5553 Highpointe Dr	118,600	118,100	137,800	145,100	161,000	166,900	40.7%
2	5349 Highpointe Dr	105,200	113,900	121,800	136,600	144,800	149,900	42.5%
3	5351 Highpointe Dr	127,000	135,000	157,100	160,200	180,100	191,600	50.9%
4	5343 Highpointe Dr	128,800	136,800	159,000	162,000	179,300	191,100	48.4%
5	5347 Highpointe Dr	110,000	118,000	125,900	140,800	149,600	153,200	39.3%
6	5345 Highpointe Dr	117,300	117,000	136,700	144,000	159,200	165,100	40.8%
7	5357 Highpointe Dr	115,500	115,500	135,200	142,500	157,900	163,900	41.9%
8	5359 Highpointe Dr	108,500	116,800	124,700	139,600	148,100	153,200	41.2%
9	5355 Highpointe Dr	129,300	136,700	166,300	165,500	175,900	187,800	45.2%
10	5339 Highpointe Dr	132,800	139,800	168,200	167,500	179,500	191,100	43.9%
11	5337 Highpointe Dr	111,400	119,100	130,900	143,900	148,200	153,300	37.6%
12	5341 Highpointe Dr	120,100	119,100	143,800	148,300	158,800	164,700	37.1%
Research Area Averag		118,708	123,817	142,283	149,667	161,867	169,317	42.6%
Research Area Medial		117,950	118,600	137,250	144,550	159,000	164,900	39.8%

