

PUBLIC WORKS STORAGE NORTH

Address	Area	Market Value / Sale Price	Cost Per SF	Annual Taxes	Sale Date	Market Value / Sale Price Alternate
1628 2nd St. N	0.38	\$87,500.00	\$5.29	\$2,374.26	Aug-05	\$86,300.00
107 17th Ave N	0.89	\$215,000.00	\$5.55	\$7,742.05		
1600 2nd St N	0.9	\$275,000.00	\$7.01	\$9,902.72		
1601 1st St N	0.44	\$75,000.00	\$3.91	\$2,700.76		
1508 2nd St N	1.4	\$774,000.00	\$12.69	\$13,848.02	Feb-06	\$420,000.00
1528 2nd St N	0.66	\$156,500.00	\$5.44	\$5,635.50		
1410 2nd St N	0.43	\$262,500.00	\$14.01	\$8,176.52	Nov-89	\$120,000.00
1406 2nd St N	0.21	\$45,400.00	\$4.96	\$1,634.80		
100 14th Ave N	0.79	\$168,800.00	\$4.91	\$6,078.48		
1400 2nd St N	0.21	\$349,000.00	\$38.15	\$1,634.80	Sep-04	\$45,400.00

Public Works - North Area Totals	6.31	\$2,408,700.00		
			Adjustment	Estimated Value
Market Value Adjustment (107 17th, 1600 2nd, 1601 2nd, 1528 2nd, 1410 2nd, 1406 2nd & 100 14th)	4.32	\$1,198,200.00	1.4	\$1,677,480.00
Recent Sale Value Adjustment (1628 2nd, 1508 2nd & 1400 2nd)	1.99	\$1,210,500.00	1.2	\$1,452,600.00
<u>Estimated Land Value</u>	6.31	\$2,408,700.00		<u>\$3,130,080.00</u>

Source: Ryan Companies