

2019 COMMERCIAL SALES WEBSTER COUNTY

<i>BOOK</i>	<i>PAGE</i>	<i>SALE DATE</i>	<i>PARCEL ID</i>	<i>ASSESSOR LOCATION</i>	<i>ADDRESS OF PROPERTY</i>	<i>COMMENTS</i>	<i>2018 LAND VALUE</i>	<i>2018 IMPROVEMENT VALUE</i>	<i>2018 TOTAL VALUE</i>	<i>2019 LAND VALUE</i>	<i>2019 IMPROVEMENT VALUE</i>	<i>2019 TOTAL VALUE</i>	<i>SELLING PRICE</i>	<i>521 ADJUSTMENT</i>	<i>ASSESSOR'S ADJUSTMENT</i>	<i>ADJUSTED SELLING PRICE</i>	<i>SALES RATIO</i>
2015	2299	12/1/2015	312701	BLUE HILL	409 W NEMAHA ST	STORAGE UNITS	\$2,875	\$82,895	\$85,770	\$2,870	\$68,665	\$71,535	\$85,000	\$0.00	\$0.00	\$85,000.00	84.16%
2016	1943	7/11/2016	306200	BLUE HILL	109 SE RAILWAY	RETAIL / OFFICE	\$2,375	\$86,030	\$88,405	\$2,370	\$77,615	\$79,985	\$60,000	\$0.00	\$0.00	\$60,000.00	133.31%
2017	1083	5/26/2017	342800	BLUE HILL	515 N WILLSON ST	MOTEL	\$7,165	\$232,270	\$239,435	\$7,110	\$269,865	\$276,975	\$255,000	\$0.00	\$5,000.00	\$250,000.00	110.79%
2017	1194	6/12/2017	307100	BLUE HILL	613 W SALINE ST	BUS BARN	\$3,010	\$188,400	\$191,410	\$3,000	\$189,425	\$192,425	\$265,000	\$0.00	\$20,000.00	\$245,000.00	78.54%
2018	1591	8/1/2018	331900	BLUE HILL	1002 W GAGE ST	MOBILE HOME PARK	\$14,130	\$29,265	\$43,395	\$13,995	\$38,250	\$52,245	\$57,500	\$0.00	\$0.00	\$57,500.00	90.86%
2015	2405	12/14/2015	626600	GUIDE ROCK	UNIVERSITY ST 400 BLK	MASONIC LODGE-WAS PERMISSIVE EXEMPT	\$555	\$2,070	\$2,625	\$555	\$3,235	\$3,790	\$3,500	\$0.00	\$0.00	\$3,500.00	108.29%
2016	2573	11/4/2016	604300	GUIDE ROCK	245 REPUBLICAN ST	BEAUTY SHOP	\$1,010	\$3,015	\$4,025	\$1,010	\$2,540	\$3,550	\$3,000	\$0.00	\$0.00	\$3,000.00	118.33%
2018	1335	6/15/2018	613700	GUIDE ROCK	230 A STREET	BAR	\$3,315	\$10,800	\$14,115	\$3,305	\$9,605	\$12,910	\$18,000	\$0.00	\$4,000.00	\$14,000.00	92.21%
2018	2354	6/27/2018	610700	GUIDE ROCK	275 UNIVERSITY AVENUE		\$830	\$7,890	\$8,720	\$830	\$9,640	\$10,470	\$10,000	\$0.00	\$0.00	\$10,000.00	104.70%
2015	2232	11/25/2015	117500	RED CLOUD	105 N WEBSTER ST	COMMERCIAL UTILITY BUILDING	\$2,635	\$25,680	\$28,315	\$2,635	\$13,725	\$16,360	\$26,000	\$1,000.00	\$0.00	\$25,000.00	65.44%
2016	2731	12/9/2016	118200	RED CLOUD	336 N ELM ST	ELECTRIC SERVICE	\$1,185	\$54,335	\$55,520	\$1,185	\$49,780	\$50,965	\$70,000	\$0.00	\$0.00	\$70,000.00	72.81%
2018	1	1/2/2018	106500	RED CLOUD	210 W 6TH AVE	APARTMENT BUILDING	\$1,100	\$154,375	\$155,475	\$1,100	\$166,940	\$168,040	\$178,000	\$0.00	\$0.00	\$178,000.00	94.40%
2018	33	1/3/2018	102800	RED CLOUD	426 N WEBSTER ST	GROCERY STORE	\$925	\$41,395	\$42,320	\$925	\$47,825	\$48,750	\$160,000	\$120,000.00	\$0.00	\$40,000.00	121.88%
2018	925	5/1/2018	102600	RED CLOUD	122 E 5TH AVENUE	STORAGE BUILDING	\$450	\$4,755	\$5,205	\$450	\$5,065	\$5,515	\$10,000	\$0.00	\$0.00	\$10,000.00	55.15%
2018	1042	5/17/2018	115200	RED CLOUD	218 W 4TH ST	STORAGE BUILDING	\$435	\$8,495	\$8,930	\$435	\$7,415	\$7,850	\$5,000	\$0.00	\$0.00	\$5,000.00	157.00%