

Attachment "A"

Faribault County

Residential Sales Study

October 1, 2008 through September 30, 2009

<u>City</u>	<u>Number of Sales</u>	<u>Sale Price</u>	<u>Estimated Market Value</u>	<u>Ratio</u>
Blue Earth	25	\$2,593,650	\$2,328,800	89.79%
Bricelyn	3	\$144,300	\$116,900	81.01%
Delavan	3	\$152,500	\$192,400	126.16%
Easton	2	\$118,400	\$133,300	112.58%
Elmore	3	\$123,450	\$116,400	94.29%
Frost	2	\$66,500	\$79,800	120.00%
Kiester	7	\$368,900	\$316,500	85.80%
Minnesota Lake	0			
Walters	2	\$53,000	\$80,200	151.32%
Wells	19	\$1,726,850	\$1,636,400	94.76%
Winnebago	15	\$843,156	\$909,800	107.90%
County Total	81	\$6,190,706	\$5,910,500	95.47%

City of Blue Earth

Sale Date	Seller	Buyer	Parcel	Sale Price	EMV	Ratio
10-02-08	Mercer	Gesche	21.245.0010 21.245.0030 21.200.1310 21.018.0210	\$50,000	\$48,000	96.00%
10-07-08	Holder	Dunbar	21.446.0400	\$103,000	\$81,300	78.93%
10-30-08	Radohl	Naumann	21.200.0930	\$57,500	\$55,500	96.52%
10-30-08	Ehrich	Radohl	21.346.0020	\$111,500	\$105,700	94.80%
11-13-08	Eckles	Farrow	21.310.0030	\$203,000	\$218,100	107.44%
12-01-08	Eckles	Redman	21.552.0880	\$68,000	\$75,500	111.03%
11-26-08	Jacobs	Bosma	21.325.1930	\$74,000	\$74,300	102.21%
01-02-09	Barslou	Nelson	21.200.7011	\$30,000	\$35,800	119.33%
03-24-09	Holland	Foss	21.577.0250	\$38,000	\$42,700	112.37%
04-03-09	Armon	Justice	21.272.1060	\$49,000	\$40,000	81.63%
05-04-09	Haase	Jenson	21.200.1780	\$82,000	\$86,600	105.61%
05-20-09	Dorsey	Maher	21.200.4170	\$112,700	\$94,600	83.94%
05-18-09	Erdahl	Lee	21.200.7111	\$151,000	\$99,800	66.09%
05-20-09	Erdahl	Stevermer	21.272.0240	\$320,000	\$273,700	85.53%
06-11-09	Morgan	Zierke	21.008.0040 02.008.0500	\$172,000	\$161,400	93.84%
06-15-09	Henricksen	Newman	21.200.6330	\$65,000	\$51,100	78.62%
06-25-09	Olinger	Farnham & King	21.585.0340	\$127,000	\$128,300	101.02%
06-30-09	Dierks	Frommie	21.596.0220	\$110,000	\$107,700	97.91%
07-02-09	Fernholz	Bell	21.200.5000	\$145,000	\$95,100	65.59%
07-29-09	Bekaert	Brandt	21.272.1310	\$53,000	\$54,500	102.83%
07-31-09	Dunbar	Eckles	21.446.0400	\$100,000	\$81,300	81.30%

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<u>Sale Date</u>	<u>Seller</u>	<u>Buyer</u>	<u>Parcel</u>	<u>Sale Price</u>	<u>EMV</u>	<u>Ratio</u>
09-08-09	Howard	Hunt	21.200.4470	\$83,700	\$61,500	73.48%
09-10-09	Hansen	Robinson	21.200.4360	\$54,250	\$38,500	70.97%
09-14-09	Maki	Perez	21.308.0340	\$99,000	\$94,100	95.05%
09-16-09	Uppena	Howard	21.552.1510	\$135,000	\$123,700	91.63%
TOTAL			25 SALES	\$2,593,650	\$2,328,800	89.79%