

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale
02 004 400 013 04 5 3	1431 W MOSHERVILLE RD	10/01/21	\$160,000	QC	03-ARM'S LENGTH	\$160,000	\$61,600	38.50
02 120 001 005 09 5 3	10842 CURTH RD	05/30/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,800	44.00
02 135 001 001 15 5 3	1411 E LITCHFIELD RD	11/09/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$35,100	30.52
02 135 001 002 15 5 3	9981 COBB LAKE RD	11/09/20	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$16,600	40.49
Totals:			\$361,000			\$361,000	\$133,100	
							Sale. Ratio =>	36.87
							Std. Dev. =>	5.71

COBB LAKE & LAKEFRONT LAND \$571 CALCULATED, \$450 APPLIED CONSIDERING PREVIOUS YEAR VALUE

02 130 001 013 22 5 3	8800 STEPHENS DR	06/10/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$70,400	28.73
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Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$121,637	\$63,499	\$25,136	71.8	254.0	0.33	0.33	\$884	\$191,262	\$4.39
\$46,179	\$45,000	\$46,179	131.9	161.8	0.70	0.70	\$341	\$64,470	\$1.48
\$82,786	\$55,217	\$23,003	65.7	119.6	0.24	0.24	\$840	\$233,970	\$5.37
\$37,663	\$24,412	\$21,075	60.2	130.0	0.21	0.21	\$405	\$114,610	\$2.63
\$288,265	\$188,128	\$115,393	329.7		1.48	1.48			
		Average per FF=>	\$571		Average per Net Acre=>	127,199.46		Average per SqFt=>	\$2.92

\$138,021 \$129,973 \$22,994 76.6 221.7 0.37 0.37 \$1,696 \$350,332 \$8.04

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
57.00	004	7980-017		4002 COBB LAKE FRONT	0
188.00	004	1767-1044		4002 COBB LAKE FRONT	0
86.00	004	1778-1102		4002 COBB LAKE FRONT	1
71.50	004	1778-1101		4002 COBB LAKE FRONT	1

72.80	007	1764-0371		4003 LAKEFRONT	1
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Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
1	7/30/2019		401	COBB LAKE		
0	10/6/2022		402	COBB LAKE	COBB LAKE	
1	8/22/1991		401	COBB LAKE		
0	8/22/1991		401	COBB LAKE		

0 8/6/2019 401 LAKE FRONT