

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
11 008 100 006 08 7 3	3479 LARRY DR	08/10/21	\$181,000	QC	03-ARM'S LENGTH	\$181,000	\$87,400
11 034 200 012 34 7 3	7420 ANSLEY LN	05/19/21	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$66,100
11 034 400 006 34 7 3	7632 S HILLSDALE RD	08/28/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$40,200
11 034 400 011 34 7 3	7702 S HILLSDALE RD	04/21/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$41,600
11 080 001 001	3776 W BEAR LAKE RD	04/08/20	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$106,700
11 080 001 001	3776 W BEAR LAKE RD	04/08/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$100,800
11 100 001 003	7282 LAKEVIEW DR	04/01/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$61,100
11 105 001 010	3449 LARRY DR	08/10/21	\$181,000	QC	03-ARM'S LENGTH	\$181,000	\$87,400
11 105 001 011	3459 LARRY DR	08/10/21	\$181,000	QC	03-ARM'S LENGTH	\$181,000	\$87,400
11 110 001 001	3389 MARY ANN DR	09/30/20	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$112,600
11 110 001 017	3350 MARY ANN DR	09/29/21	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$13,400
11 110 001 019	3351 LARRY DR	09/29/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$48,400
11 110 001 020	3373 LARRY DR	09/29/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$48,400
11 110 001 023	3390 MARY ANN DR	01/21/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$43,000
11 110 001 026	3380 MARY ANN DR	01/21/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$43,000
11 135 001 002	3525 SILVER BEACH DR	09/30/20	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$74,300
11 135 001 003	3515 SILVER BEACH DR	09/30/20	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$74,300
11 145 001 002	3751 STRAWBERRY HILL RD	01/20/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,400
11 145 001 007	3825 STRAWBERRY HILL RD	09/20/21	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$12,300
11 150 001 003	3881 SUNRISE DR	07/29/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,800
11 160 001 004	1130 LAKE SHORE DR	11/23/21	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$37,200
11 165 006 003	3148 LAKESHORE DR	09/22/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$50,200

Totals: \$3,261,000 \$3,261,000 \$1,348,000

Sale. Ratio =>

Std. Dev. =>

CUB LAKE, WILSON BEAR LAND \$371 CALCULATED, \$350 APPLIED

11 165 002 007		11/09/20	\$13,500	PTA	03-ARM'S LENGTH	\$13,500	\$20,900
11 165 002 008	WILDWOOD CT	11/09/20	\$13,500	PTA	03-ARM'S LENGTH	\$13,500	\$20,900
11 165 002 008	WILDWOOD CT	11/09/20	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$4,100
11 165 002 009	WILDWOOD CT	11/09/20	\$13,500	PTA	03-ARM'S LENGTH	\$13,500	\$20,900

11 165 002 009	WILDWOOD CT	11/09/20	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$5,000
11 165 002 010	3685 WILDWOOD CT	11/09/20	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$20,900
11 165 002 010	3685 WILDWOOD CT	11/09/20	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$7,600
11 165 002 011	3693 WILDWOOD CT	11/09/20	\$13,500	PTA	03-ARM'S LENGTH	\$13,500	\$20,900
11 165 002 011	3693 WILDWOOD CT	11/09/20	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$4,200
11 165 002 013	DOGWOOD CT	11/09/20	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$0
11 165 013 008	3550 PARKWAY CT	05/17/21	\$2,000	QC	03-ARM'S LENGTH	\$2,000	\$5,300
11 165 010 011	3529 MAJESTIC CT	06/25/21	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$22,600
11 165 013 001	3570 PARKWAY CT	12/30/21	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$57,200

BACKLOTS \$150 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
48.29	\$180,079	\$39,189	\$38,268	213.2	351.0	0.57	0.27	\$184	\$68,995
33.55	\$142,455	\$60,470	\$5,925	98.8	202.1	0.35	0.35	\$612	\$172,771
44.67	\$79,545	\$15,075	\$4,620	77.0	337.0	0.31	0.31	\$196	\$48,786
69.33	\$47,187	\$45,030	\$32,217	99.1	299.4	0.58	0.58	\$454	\$77,106
31.38	\$210,804	\$185,137	\$55,941	502.5	868.0	3.08	1.17	\$368	\$60,168
29.65	\$166,685	\$185,048	\$11,733	142.6	422.0	1.91	1.17	\$1,298	\$96,833
50.92	\$120,154	\$5,048	\$5,202	86.7	137.0	0.26	0.26	\$58	\$19,719
48.29	\$180,079	\$39,189	\$38,268	213.2	351.0	0.57	0.17	\$184	\$68,995
48.29	\$180,079	\$39,189	\$38,268	213.2	351.0	0.57	0.14	\$184	\$68,995
33.71	\$224,513	\$130,753	\$21,266	77.3	118.0	0.21	0.21	\$1,691	\$625,612
19.85	\$27,055	\$58,310	\$17,865	65.0	217.8	0.27	0.27	\$898	\$219,211
64.53	\$99,078	\$9,679	\$33,757	122.8	258.0	0.33	0.17	\$79	\$29,066
64.53	\$99,078	\$9,679	\$33,757	122.8	258.0	0.33	0.17	\$79	\$29,066
53.75	\$103,657	\$25,923	\$49,580	141.7	180.0	0.30	0.14	\$183	\$85,838
53.75	\$103,657	\$25,923	\$49,580	141.7	180.0	0.30	0.16	\$183	\$85,838
47.78	\$155,678	\$47,069	\$47,247	152.4	283.0	0.49	0.22	\$309	\$95,669
47.78	\$155,678	\$47,069	\$47,247	152.4	283.0	0.49	0.28	\$309	\$95,669
47.64	\$116,842	\$28,460	\$35,302	100.9	163.0	0.37	0.37	\$282	\$76,919
111.82	\$24,580	\$11,000	\$24,580	75.6	153.5	0.25	0.25	\$145	\$44,534
44.30	\$119,875	\$49,827	\$34,702	106.8	151.0	0.38	0.38	\$467	\$132,519
25.05	\$87,512	\$77,062	\$16,074	200.9	291.0	0.50	0.14	\$384	\$155,681
34.86	\$106,517	\$69,467	\$31,984	136.8	155.0	0.24	0.09	\$508	\$291,878
	\$2,730,787	\$1,203,596	\$673,383	3,243.3		12.65	7.22		
41.34			Average			Average		Average	
19.14			per FF=>	\$371		per Net Acre=>	95,176.02	per SqFt=>	

154.81	\$41,891	\$13,500	\$41,891	209.5	292.4	0.36	0.14	\$64	\$37,500
154.81	\$41,891	\$13,500	\$41,891	209.5	292.4	0.36	0.07	\$64	\$37,500
30.37	\$8,215	\$13,500	\$8,215	40.8	78.0	0.07	0.07	\$331	\$201,493
154.81	\$41,891	\$13,500	\$41,891	209.5	292.4	0.36	0.07	\$64	\$37,500

37.04	\$8,215	\$13,500	\$8,215	50.3	59.0	0.07	0.07	\$268	\$201,493
154.81	\$41,891	\$13,500	\$41,891	209.5	292.4	0.36	0.15	\$64	\$37,500
56.30	\$8,215	\$13,500	\$8,215	76.0	75.4	0.07	0.15	\$178	\$201,493
154.81	\$41,891	\$13,500	\$41,891	209.5	292.4	0.36	0.07	\$64	\$37,500
31.11	\$8,215	\$13,500	\$8,215	42.4	80.0	0.07	0.07	\$319	\$201,493
0.00	\$8,215	\$13,500	\$8,215	41.1	74.1	0.07	0.07	\$329	\$201,493
265.00	\$10,635	\$2,000	\$10,635	53.2	92.0	0.11	0.11	\$38	\$18,519
47.58	\$46,814	\$16,962	\$16,276	81.4	78.9	0.17	0.17	\$208	\$102,800
47.71	\$122,127	\$52,838	\$55,065	275.3	200.1	0.54	0.08	\$192	\$97,487

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$1.58	213.80	4004	1805-1245	11 105 001 010, 11 105 001 011
\$3.97	75.33	4009	1795-1141	
\$1.12	40.00	4009	1771-1069	
\$1.77	85.00	4009	1793-0471	
\$1.38	307.00	4004		11 008 300 029 08 7 3
\$2.22	120.33	4004	1757-0459	11 008 300 029 08 7 3
\$0.45	81.43	4009	1791-0205	
\$1.58	213.80	4004	1805-1245	11 105 001 011, 11 008 100 006 08 7 3
\$1.58	213.80	4004	1805-1245	11 105 001 010, 11 008 100 006 08 7 3
\$14.36	77.00	4004	1776-0706	
\$5.03	53.24	4004	1808-0397	
\$0.67	113.02	4004	1808-0399	11 110 001 020
\$0.67	113.02	4004	1808-0399	11 110 001 019
\$1.97	149.06	4004	1817-1252	11 110 001 026
\$1.97	149.06	4004	1817-1252	11 110 001 023
\$2.20	131.81	4004	1775-0619	11 135 001 003
\$2.20	131.81	4004	1775-0619	11 135 001 002
\$1.77	99.00	4004	1817-1229	
\$1.02	70.13	4004	1808-0228	
\$3.04	108.36	4004	1768-0652	
\$3.57	218.68	4009	1813-0352	11 160 001 003, 11 125 001 003
\$6.70	157.53	4004	1774-0177	11 165 006 004

\$2.18

\$0.86	216.20	4004		11 165 002 009, 11 165 002 008, 11 165 002 010, 11 165 002 011
\$0.86	216.20	4004		11 165 002 007, 11 165 002 009, 11 165 002 010, 11 165 002 011
\$4.63	38.40	4004		11 165 002 010, 11 165 002 011, 11 165 002 009, 11 165 002 013
\$0.86	216.20	4004		11 165 002 007, 11 165 002 008, 11 165 002 010, 11 165 002 011

\$4.63	53.47	4004	11 165 002 010, 11 165 002 011, 11 165 002 013, 11 165 002 008
\$0.86	216.20	4004 1779-1025	11 165 002 007, 11 165 002 008, 11 165 002 009, 11 165 002 011
\$4.63	84.33	4004	11 165 002 013, 11 165 002 011, 11 165 002 009, 11 165 002 008
\$0.86	216.20	4004	11 165 002 007, 11 165 002 008, 11 165 002 010, 11 165 002 009
\$4.63	40.00	4004	11 165 002 010, 11 165 002 013, 11 165 002 009, 11 165 002 008
\$4.63	39.23	4004 1779-1025	11 165 002 010, 11 165 002 011, 11 165 002 009, 11 165 002 008
\$0.43	51.33	4004 1795-0727	
\$2.36	90.86	4004 1799-0596	
\$2.24	340.50	4004 1816-0533	11 165 013 002, 11 165 013 003

Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
	1	0	9/2/1997		402	GROUP A		
4001 CAMBRIA RESIDENTIAL	1	0	6/28/2011		401	GROUP A	GROUP A	
4001 CAMBRIA RESIDENTIAL	0	1	10/5/2022		401	GROUP A		
	0	1	10/5/2022		401	LAKEFRONT RATE	LAKEFRONT RATE	
	0	1	10/25/2019		401	LAKEFRONT RATE		
	0	1	10/25/2019		401	LAKEFRONT RATE		
4001 CAMBRIA RESIDENTIAL	0	1	6/27/2011		401	GROUP A		
	1	0	1/21/1999		402	LAKEFRONT RATE		
	0	1	12/16/2015		401	LAKEFRONT RATE		
	1	0	7/6/2009		401	LAKEFRONT RATE		
	1	0	7/7/2009		401	LAKEFRONT RATE	LAKEFRONT RATE	
	1	0	7/7/2009		401	LAKEFRONT RATE		
	1	0	7/7/2009		402	LAKEFRONT RATE		
WILSON BEAR LAKEFRONT	1	0	1/19/2017		401	LAKEFRONT RATE		
WILSON BEAR LAKEFRONT	1	0	7/7/2009		401	LAKEFRONT RATE		
	1	0	5/24/2010		401	LAKEFRONT RATE		
	1	0	5/24/2010		402	LAKEFRONT RATE		
WILSON BEAR LAKEFRONT	1	0	5/20/2010		401	LAKEFRONT RATE		
	1	0	5/20/2010		402	LAKEFRONT RATE	LAKEFRONT RATE	
	1	0	7/15/2009		401	LAKEFRONT RATE		
4001 CAMBRIA RESIDENTIAL	1	0	7/1/2011		401	GROUP A		
	1	0	10/5/2022		401	LAKEFRONT RATE		

	1	0	6/30/2009		001	BACKLOT	BACKLOT	BACKLOT
	1	0	6/30/2009		402	BACKLOT		
	1	0	6/30/2009		402	BACKLOT		
	1	0	6/30/2009		402	BACKLOT		

	1	0	6/30/2009	402	BACKLOT		
	1	0	6/30/2009	402	BACKLOT	BACKLOT	BACKLOT
	1	0	6/30/2009	402	BACKLOT	BACKLOT	BACKLOT
	1	0	6/30/2009	402	BACKLOT		
	1	0	6/30/2009	402	BACKLOT		
	0	0	6/30/2009	402	BACKLOT	BACKLOT	
	1	0	6/30/2009	402	BACKLOT	BACKLOT	
	1	0	11/21/2011	401	BACKLOT	BACKLOT	
WILSON BEAR LAKEFRONT	1	0	6/30/2009	401	BACKLOT		