

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
009-422-091-50	865 E SIDNEY RD	07/09/24	\$229,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$229,000	\$95,400	41.66	
007-371-093-00	W EAST SHORE DR	6/10/2024	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$26,200	46.79	
014-640-103-00	9170 W COLBY RD	8/17/2023	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$82,200	41.31	
019-010-004-40	1429 WHITE BIRCH DR	5/25/2023	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$8,400	14.24	
001-006-010-06	5363 W MANIFEST WAY	12/17/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,900	48.69	
009-023-028-61	4177 E HOLLAND LAKE RD	05/23/24	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$144,100	37.33	
001-030-001-32		10/21/2024	\$100,000	WD	20-MULTI PARCEL SALE REF	\$100,000	\$14,700	14.70	
016-275-024-00	21 RIVERVIEW DR	05/04/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$136,200	54.48	
016-275-024-00	21 RIVERVIEW DR	5/4/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$142,000	56.80	
014-019-006-00	11471 W SIDNEY RD	05/31/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,900	35.19	
009-029-008-82	1110 JOSHUA	03/14/25	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$140,500	35.21	
009-018-028-00		09/14/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,200	52.38	
009-420-002-00	2966 S STAINES RD	09/14/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,200	52.38	
007-371-020-01	819 W SHORE DR	3/28/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$77,200	30.88	
014-003-023-00	8688 PAKES RD	6/26/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$197,200	56.34	
016-020-008-01	2622 SHONEYE DR	3/14/2025	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$634,500	45.32	
001-006-009-00	5212 W CUTLER RD	5/31/2023	\$348,840	WD	03-ARM'S LENGTH	\$348,840	\$200,900	57.59	
Totals:			\$5,281,840			\$5,281,840	\$2,379,700		
								Sale. Ratio =>	45.05
								Std. Dev. =>	13.39

SMALL LAKES ACREAGE FIRST ACRE AT \$35,000,10 ACRES AT \$125,000 50 ACRES AT \$350,000 & 100 ACRES AT \$600,000

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$186,475	\$124,642	\$82,117	236.2	438.0	1.06	0.82	\$117,587	\$2.70	193.00	4002
\$58,593	\$56,000	\$58,593	123.4	400.0	1.19	1.19	\$46,901	\$1.08	130.00	'4006
\$176,061	\$67,340	\$44,401	161.5	286.0	1.20	1.20	\$56,351	\$1.29	182.00	'4500
\$16,758	\$59,000	\$16,758	289.2	589.0	1.20	0.56	\$49,290	\$1.13	177.00	'0002
\$267,753	\$24,407	\$17,160	225.0	249.7	1.29	1.29	\$18,920	\$0.43	225.00	'4600
\$334,646	\$84,354	\$33,000	0.0	0.0	1.30	1.30	\$64,888	\$1.49	0.00	4002
\$29,387	\$100,000	\$29,387	165.0	280.0	1.30	1.06	\$76,923	\$1.77	165.00	'4010
\$272,309	\$67,691	\$90,000	300.0	200.0	1.38	1.38	\$49,158	\$1.13	300.00	4005
\$283,916	\$63,584	\$97,500	300.0	200.0	1.38	1.38	\$46,176	\$1.06	300.00	'4005
\$162,400	\$82,100	\$34,500	0.0	0.0	2.00	2.00	\$41,050	\$0.94	0.00	'4300
\$310,380	\$132,820	\$44,200	0.0	0.0	2.20	1.40	\$60,373	\$1.39	0.00	4002
\$271,934	\$146,572	\$158,506	538.6	1017.0	2.25	0.86	\$65,230	\$1.50	470.00	4002
\$271,934	\$146,572	\$158,506	538.6	1017.0	2.25	0.27	\$65,230	\$1.50	470.00	4002
\$161,714	\$146,200	\$57,914	289.6	462.4	4.24	4.24	\$34,481	\$0.79	399.41	'4006
\$401,031	\$24,729	\$75,760	0.0	0.0	5.77	5.77	\$4,287	\$0.10	0.00	'4500
\$1,269,043	\$506,733	\$375,776	473.0	100.0	59.96	59.96	\$8,451	\$0.19	473.00	'4001
\$401,760	\$348,840	\$401,760	0.0	0.0	64.60	64.60	\$5,400	\$0.12	0.00	'4500
\$4,876,094	\$2,181,584	\$1,775,838	3,639.9		154.55	149.27				
		Average			Average		Average			
		per FF=>	\$599		per Net Acre=>	14,115.53	per SqFt=>	\$0.32		

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
2024R-06210	009-420-013-00	4002 RES RESORT LAKES	0	1	1/29/2000	401
2024R-05507		4006 LAKE STANTON SUBD	0	1	02/10/1990	402
2023R-08295		4500 TURK LAKE	0	1	07/14/2009	401
2023R-05325	019-200-035-00	DERBY LAKE	1	0	10/30/2025	402
2024R-11465		4600 LARGE LAKES	0	0	11/04/2020	401
2024R-04927		4002 RES RESORT LAKES	0	1	11/1/2021	401
2024R-09611	001-030-001-33, 001-030-001-34	4550 SIX LAKES RESORT	1	0	09/02/2016	402
2023R-05124		4005 HUNTER LAKE	0	0	4/12/2012	401
2023R-05124		4005 HUNTER LAKE	0	0	04/12/2012	401
2023R-05408		4300 FLAT RIVER LAND	0	1	04/28/2009	401
2025R-03149	009-029-008-83	4002 RES RESORT LAKES	0	0	NOT INSPECTED	401
2023R-08836	009-420-002-00, 009-422-101-00, 009-422-103-00, 009-420-002-00	4002 RES RESORT LAKES	0	1	12/14/2023	401
2023R-08836	009-420-002-00, 009-422-101-00, 009-422-103-00, 009-018-028-00	4002 RES RESORT LAKES	0	0	12/16/2019	401
2025R-04340		4006 LAKE STANTON SUBD	0	0	03/08/1990	401
2023R-06621		4500 TURK LAKE	1	0	03/02/2009	401
2025R-03037		4006 MD. & ROUND & MOO	0	0	11/30/2021	401
2023R-05601		4500 SMALL LAKES	0	1	06/18/2008	402

Rate Group 1

OFF WATER

LAKEFRONT

BACKLOT

BACK LOT DERBY

BACKLOT

FRONTAGE 1

BACK LOT

BACK LOT

OFF WATER

ON WATER

BACKLOTS

LAKE FRONT

