

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
02 120 001 005 09 5 3	10842 CURTH RD	09/22/23	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$33,000
02 135 001 004 15 5 3	9941 COBB LAKE RD	05/20/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,300
02 135 001 012 15 5 3	9877 COBB CT	12/20/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,500
02 135 001 018 15 5 3	9875 COBB LAKE RD	11/03/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$129,500
02 135 001 019 15 5 3	9825 COBB LAKE RD	08/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$101,400
<b>Totals:</b>			<b>\$867,000</b>			<b>\$867,000</b>	<b>\$386,700</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

**LAKEFRONT APPLIED \$575 PER FRONT FOOT, CONSIDERING OLDER SALES AS WELL. \$590 CALCULATED**

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
62.26	\$91,139	\$33,109	\$71,248	131.9	161.8	0.70	0.70	\$251	\$47,434
42.61	\$150,612	\$45,400	\$31,012	109.2	218.4	0.36	0.27	\$416	\$124,725
35.00	\$105,721	\$93,089	\$48,810	90.4	196.8	0.43	0.43	\$1,030	\$216,991
43.31	\$259,503	\$101,871	\$62,374	115.5	190.0	0.60	0.60	\$882	\$168,940
50.70	\$204,267	\$53,623	\$57,890	107.2	127.5	0.48	0.48	\$500	\$110,791
	<b>\$811,242</b>	<b>\$327,092</b>	<b>\$271,334</b>	<b>554.3</b>		<b>2.58</b>	<b>2.49</b>		
<b>44.60</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>
<b>10.29</b>			<b>per FF=&gt;</b>	<b>\$590</b>		<b>per Net Acre=&gt;</b>	<b>126,878.20</b>		<b>per SqFt=&gt;</b>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
\$1.09	188.00	004	1858-1176		4002 COBB LAKE FRONT	11/7/2024	401	COBB LAKE
\$2.86	166.40	004	1827-0432	02 135 001 017 15 5 3	4002 COBB LAKE FRONT	8/22/1991	401	COBB LAKE
\$4.98	95.00	004	1885-0709		4002 COBB LAKE FRONT	10/7/2018	401	COBB LAKE
\$3.88	138.28	004	1862-0635		4002 COBB LAKE FRONT	8/22/1991	401	COBB LAKE
\$2.54	165.27	004	1834-0354		4002 COBB LAKE FRONT	8/22/1991	401	COBB LAKE

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**\$2.91**