

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
05-032-003-10	4503 SKYLINE DR	5/30/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$134,200
05-825-070-00	9671 LAKESIDE DR	5/3/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$229,900
05-825-181-00	LAKESIDE DR	4/7/2023	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$15,100
05-825-289-00	OAKRIDGE DR	4/26/2023	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$14,700
05-825-464-00	11054 LAKESIDE DR	8/23/2024	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$76,000
05-825-534-00	11144 SUNDOG TRAIL	5/28/2024	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$152,700
Totals:			\$1,348,000			\$1,348,000	\$622,600
							Sale. Ratio =>
							Std. Dev. =>

RAINBOW LAKES ACREAGE 1ST ACRE \$40,000, 5 ACRES \$75,000 10 ACRES AT \$150,000 25 ACRES AT \$300,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
59.64	\$265,800	\$225,000	\$265,800	0.0	0.0	11.60	5.80
50.53	\$521,558	\$104,382	\$170,940	0.0	0.0	1.43	1.43
28.49	\$30,240	\$53,000	\$30,240	0.0	0.0	1.16	0.60
27.22	\$29,453	\$54,000	\$29,453	0.0	0.0	1.13	0.60
32.76	\$212,941	\$47,990	\$28,931	0.0	0.0	0.89	0.89
46.41	\$299,739	\$62,500	\$33,239	0.0	0.0	1.02	1.02
	\$1,359,731	\$546,872	\$558,603	0.0		17.21	10.33
46.19			Average			Average	
13.28			per FF=>	#DIV/0!		per Net Acre=>	31,769.03

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
#DIV/0!	\$19,397	\$0.45	0.00	'4511	2023R-00671	
#DIV/0!	\$73,148	\$1.68	0.00	'4610	2023-0122	
#DIV/0!	\$45,808	\$1.05	0.00	'4610	1117-1206	05-825-182-00
#DIV/0!	\$47,915	\$1.10	0.00	'4610	1118-0831	05-825-290-00
#DIV/0!	\$54,165	\$1.24	0.00	'4610	2024R-04176	
#DIV/0!	\$61,455	\$1.41	0.00	'4610	2024R-02726	05-825-486-00

Average
per SqFt=> \$0.73

Land Table	Gravel	Paved	Inspected Date	Class
RAINBOW HIGHLANDS W F	1	0	NOT INSPECTED	402
RAINBOW LAKE WEST-WATER FRONT	0	1	01/13/2022	401
4011 RAINBOW BACKLOTS	0	1	06/23/2015	402
4011 RAINBOW BACKLOTS	0	1	07/30/2015	402
4011 RAINBOW BACKLOTS	0	1	08/20/2015	401
4011 RAINBOW BACKLOTS	0	1	08/27/2015	401
