Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold
007-220-001-00	4295 W STANTON RD	7/25/2023	$610,000	WD	03-ARM'S LENGTH	$610,000	$234,000
007-230-011-00	621 WOODLAND DR	11/17/2023	$387,500	WD	03-ARM'S LENGTH	$387,500	$147,300
007-352-017-00	135 DICKERSON VIEW	9/18/2023	$345,000	WD	03-ARM'S LENGTH	$345,000	$123,100
007-420-058-00	229 IVASON DR	2/7/2025	$370,000	WD	03-ARM'S LENGTH	$370,000	$180,400
007-545-014-00	WOODLAND DR	11/17/2023	$387,500	WD	03-ARM'S LENGTH	$387,500	$147,300
		Totals:	$2,100,000			$2,100,000	$832,100
							Sale. Ratio =>
							Std. Dev. =>

DICKERSON LAKEFRONT $1304 CALCULATED, $1300 APPLIED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold
007-420-054-00	259 IVASON DR	6/13/2023	$255,000	WD	03-ARM'S LENGTH	$255,000	$98,700
007-420-054-00	259 IVASON DR	7/2/2024	$290,000	WD	03-ARM'S LENGTH	$290,000	$107,700

CHANNELS LOTS $750 FRONT FOOT APPLIED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold
019-010-004-40	LAKESIDE DR	5/25/2023	$59,000	WD	03-ARM'S LENGTH	$59,000	$8,400
019-200-020-00	1402 WHITE BIRCH DR	9/29/2023	$250,000	WD	03-ARM'S LENGTH	$250,000	$116,900
007-230-030-00	451 WOODLAND DR	04/15/2022	$255,000	WD	03-ARM'S LENGTH	$255,000	$119,400
019-720-006-00	281 DICKERSON VIEW	06/10/2022	$145,000	WD	03-ARM'S LENGTH	$145,000	$80,100
007-545-010-00	622 WOODLAND DR	4/8/2022	$99,900	WD	03-ARM'S LENGTH	$99,900	$44,500
007-230-030-00	451 WOODLAND DR	4/15/2022	$255,000	WD	03-ARM'S LENGTH	$255,000	$119,400

BACKLOTS OLDER SALES CONSIDERED ...APPLIED $300 FRONT FOOT

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
38.36	$601,110	$144,990	$136,100	104.7	469.0	1.00	1.00	$1,385
38.01	$337,504	$119,385	$69,389	94.2	200.0	0.23	0.12	$1,268
35.68	$297,162	$88,338	$40,500	60.0	200.0	0.28	0.28	$1,472
48.76	$381,576	$69,333	$80,909	62.2	126.0	0.19	0.28	$1,114
38.01	$337,504	$119,385	$69,389	94.2	200.0	0.23	0.12	$1,268
	$1,954,856	$541,431	$396,287	415.3		1.93	1.79	
39.62			Average			Average		
5.14			per FF=>	$1,304		per Net Acre=>	280,970.94	
38.71	$255,855	$32,178	$33,033	48.9	120.0	0.17	0.18	$658
37.14	$255,855	$67,178	$33,033	48.9	120.0	0.17	0.18	$1,373
14.24	$16,758	$59,000	$16,758	289.2	589	1.2	0.56	$204
46.76	$233,797	$98,015	$81,812	88.4	140	0.93	0.13	$1,109
46.82	$312,759	$20,728	$78,487	65.4	100	0.17	0.17	$317
55.24	$160,262	$53,034	$68,296	56.9	115	0.17	0.17	$932
44.54	$108,642	$5,958	$14,700	73.5	100	0.21	0.21	$81
46.82	$271,497	$55,449	$71,946	65.4	100	0.17	0.17	$848

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
$144,845	$3.33	93.00	'4002	2023R-07391		4002 DICKERSON LAKE RESORT	1
$519,065	$11.92	100.00	'4002	2023R-11205	007-545-014-00	4002 DICKERSON LAKE RESORT	0
$321,229	$7.37	60.00	'4002	2023R-08980		4002 DICKERSON LAKE RESORT	0
$363,000	$8.33	66.00	'4002	2025R-01256		4002 DICKERSON LAKE RESORT	0
$519,065	$11.92	100.00	'4002	2023R-11205	007-230-011-00	4002 DICKERSON LAKE RESORT	0

Average per SqFt=> $6.45

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
$195,018	$4.48	64.00	'4002	2023R-06221		4002 DICKERSON LAKE RESORT	1
$407,139	$9.35	64.00	'4002	2024R-06228		4002 DICKERSON LAKE RESORT	1
$49,290	$1.13	177	'0002	2023R-05325	019-200-035-00	DERBY LAKE	1
$105,734	$2.43	109	'0002	2023R-09474	019-200-054-00	DERBY LAKE	1
$120,512	$2.77	75	'4002	2022R-05231		4002 DICKERSON LAKE RESORT	0
$308,337	$7.08	65	'0001	2022R-07443		OTHER LAKES	0
$28,783	$0.66	90	4002	2022R-05098		4002 DICKERSON LAKE RESORT	0
$322,378	$7.40	75	4002	2022R-05231		4002 DICKERSON LAKE RESORT	0

Paved	Inspected Date	Class	Rate Group 1	Restriction Notes
0	10/09/1989	401	LAKEFRONT	
1	11/22/2017	401	LAKEFRONT	
1	10/30/2020	401	CHANNEL	
0	NOT INSPECTED	401	LAKEFRONT	ACRES ARE VACATED IVASON ST JUDGEMENT
1	08/02/1990	402	BACKLOTS	
0	01/24/2024	401	CHANNEL	
0	01/24/2024	401	CHANNEL	
0	7/10/2010	402	BACK LOT DERBY	
1	10/18/2010	401	LAKE FRONTSOUTH	
1	9/17/1991	401	LAKEFRONT	
0	10/27/2015	401	DICKERSON	
1	8/10/1990	401	BACKLOTS	
1	9/17/1991	401	LAKEFRONT	