

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
019-180-015-00	831 LOU ANNE ST	5/2/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000
019-280-007-00	111 MAPLE ST	9/27/2023	\$440,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$386,000
019-280-012-00	151 BEECHWOOD DR	1/22/2025	\$242,000	WD	03-ARM'S LENGTH	\$242,000
019-280-022-00	251 GROVE ST	5/24/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000
Totals:			\$1,287,000			\$1,233,000

NEVINS LAKEFRONT \$1400 FRONT FOOT APPLIED

019-280-003-00	115 MAPLE DR	7/31/2023	\$107,000	WD	03-ARM'S LENGTH	\$107,000
019-290-064-00	1119 HOLLY DR	3/8/2024	\$196,000	PTA	03-ARM'S LENGTH	\$196,000
019-280-001-10	117 MAPLE AVE	1/10/2025	\$180,000	WD	03-ARM'S LENGTH	\$180,000
019-280-006-00		9/27/2023	\$440,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$54,000
019-290-115-00	SUMAC DR	6/27/2023	\$409,000	WD	03-ARM'S LENGTH	\$409,000

BACKLOTS \$250 FRONT FOOT APPLIED

019-290-068-00	1138 HOLLY DR	4/19/2023	\$92,500	WD	03-ARM'S LENGTH	\$92,500
019-290-096-00	1209 SUMAC DR	6/27/2023	\$409,000	WD	03-ARM'S LENGTH	\$409,000
019-290-083-50	1119 WILLOW DR	10/02/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000

NEVINS CHANNEL \$450 FRONT FOOT APPLIED

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
\$213,200	55.38	\$426,397	\$157,416	\$198,813	146.3	195.0	0.66
\$211,100	54.69	\$422,350	\$121,890	\$158,240	107.0	207.5	0.26
\$86,800	35.87	\$173,502	\$126,418	\$57,920	41.4	99.3	0.11
\$109,400	49.73	\$218,702	\$82,563	\$81,265	60.2	210.2	0.24
\$620,500		\$1,240,951	\$488,287	\$496,238	354.8		1.27
Sale. Ratio =>	50.32			Average			Average
Std. Dev. =>	9.06			per FF=>	\$1,376		per Net Acre=>

\$45,000	42.06	\$90,026	\$20,199	\$3,225	96.0	99.8	0.22
\$84,400	43.06	\$168,765	\$39,769	\$12,534	62.7	120.0	0.17
\$71,900	39.94	\$143,862	\$59,543	\$23,405	93.6	100.0	0.22
\$35,000	64.81	\$70,000	\$22,000	\$62,500	250.0	98.0	0.57
\$162,300	39.68	\$437,858	\$137,840	\$166,698	510.7	384.0	1.39

\$26,800	28.97	\$53,554	\$51,322	\$12,376	61.9	117.0	0.16
\$162,300	39.68	\$437,858	\$137,840	\$166,698	510.7	384.0	1.39
\$188,100	50.16	\$388,790	\$10,210	\$24,000	60.0	110.0	0.15

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
0.66	\$1,076	\$240,330	\$5.52	126.13	'0003	2024R-04261
0.26	\$1,139	\$468,808	\$10.76	357.00	'0003	2023R-09354
0.11	\$3,056	\$1,108,930	\$25.46	50.00	'0003	2025R-00712
0.24	\$1,372	\$342,585	\$7.86	50.00	'0003	2023R-05299

1.27

384,477.95		Average per SqFt=>	\$8.83			
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0.22	\$210	\$93,949	\$2.16	0.00	'0003	2023R-07822
0.17	\$635	\$241,024	\$5.53	60.00	'0003	
0.22	\$636	\$276,944	\$6.36	93.62	'0003	2025R-00363
0.57	\$88	\$38,596	\$0.89	357.00	'0003	2023R-09354
0.50	\$270	\$99,380	\$2.28	475.40	'0003	2023R-06398

0.16	\$830	\$318,770	\$7.32	60.00	'0003	2023R-04211
0.38	\$270	\$99,380	\$2.28	475.40	'0003	2023R-06398
0.15	\$170	\$67,171	\$1.54	60.00	'0003	2023R-09609

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
019-280-006-00	NEVINS LAKE 019-480	0	1	04/24/2009	401	LAKEFRONT
	NEVINS LAKE 019-480	1	0	05/14/2009	401	LAKEFRONT
	NEVINS LAKE 019-480	0	1	05/14/2009	401	LAKEFRONT
	NEVINS LAKE 019-480	0	1	05/14/2009	401	LAKEFRONT

	NEVINS LAKE 019-480	0	0	11/15/2016	401	
	NEVINS LAKE 019-480	0	1	05/28/2009	401	BACK LOT
	NEVINS LAKE 019-480	0	0	05/14/2009	401	BACK LOT
019-280-007-00	NEVINS LAKE 019-480	0	0	10/04/2010	401	BACK LOT
019-290-096-00, 019-290-093-00	NEVINS LAKE 019-480	0	0	06/04/2009	402	BACK LOT

019-290-093-00, 019-290-115-00	NEVINS LAKE 019-480	0	1	05/28/2009	401	CHANNEL
	NEVINS LAKE 019-480	0	0	06/04/2009	401	CHANNEL
	NEVINS LAKE 019-480	0	1	11/22/2021	401	CHANNEL