

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

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

FRONT FOOT RATE \$600 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
41.66	\$186,475	\$124,642	\$82,117	236.2	438.0	1.06	0.82	\$117,587
46.79	\$58,593	\$56,000	\$58,593	123.4	400.0	1.19	1.19	\$46,901
41.31	\$176,061	\$67,340	\$44,401	161.5	286.0	1.20	1.20	\$56,351
14.24	\$16,758	\$59,000	\$16,758	289.2	589.0	1.20	0.56	\$49,290
48.69	\$267,753	\$24,407	\$17,160	225.0	249.7	1.29	1.29	\$18,920
37.33	\$334,646	\$84,354	\$33,000	0.0	0.0	1.30	1.30	\$64,888
14.70	\$29,387	\$100,000	\$29,387	165.0	280.0	1.30	1.06	\$76,923
54.48	\$272,309	\$67,691	\$90,000	300.0	200.0	1.38	1.38	\$49,158
56.80	\$283,916	\$63,584	\$97,500	300.0	200.0	1.38	1.38	\$46,176
35.19	\$162,400	\$82,100	\$34,500	0.0	0.0	2.00	2.00	\$41,050
35.21	\$310,380	\$132,820	\$44,200	0.0	0.0	2.20	1.40	\$60,373
52.38	\$271,934	\$146,572	\$158,506	538.6	1017.0	2.25	0.86	\$65,230
52.38	\$271,934	\$146,572	\$158,506	538.6	1017.0	2.25	0.27	\$65,230
30.88	\$161,714	\$146,200	\$57,914	289.6	462.4	4.24	4.24	\$34,481
56.34	\$401,031	\$24,729	\$75,760	0.0	0.0	5.77	5.77	\$4,287
45.32	\$1,269,043	\$506,733	\$375,776	473.0	100.0	59.96	59.96	\$8,451
57.59	\$401,760	\$348,840	\$401,760	0.0	0.0	64.60	64.60	\$5,400
	\$4,876,094	\$2,181,584	\$1,775,838	3,639.9		154.55	149.27	
45.05			Average			Average		Average
13.39			per FF=>	\$599		per Net Acre=>	14,115.53	per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$2.70	193.00	4002	2024R-06210	009-420-013-00
\$1.08	130.00	'4006	2024R-05507	
\$1.29	182.00	'4500	2023R-08295	
\$1.13	177.00	'0002	2023R-05325	019-200-035-00
\$0.43	225.00	'4600	2024R-11465	
\$1.49	0.00	4002	2024R-04927	
\$1.77	165.00	'4010	2024R-09611	001-030-001-33, 001-030-001-34
\$1.13	300.00	4005	2023R-05124	
\$1.06	300.00	'4005	2023R-05124	
\$0.94	0.00	'4300	2023R-05408	
\$1.39	0.00	4002	2025R-03149	009-029-008-83
\$1.50	470.00	4002	2023R-08836	009-420-002-00, 009-422-101-00, 009-422-103-00, 009-420-002-00
\$1.50	470.00	4002	2023R-08836	009-420-002-00, 009-422-101-00, 009-422-103-00, 009-018-028-00
\$0.79	399.41	'4006	2025R-04340	
\$0.10	0.00	'4500	2023R-06621	
\$0.19	473.00	'4001	2025R-03037	
\$0.12	0.00	'4500	2023R-05601	

\$0.32

Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
4002 RES RESORT LAKES	0	1	1/29/2000	401	OFF WATER
4006 LAKE STANTON SUBDIV	0	1	02/10/1990	402	LAKEFRONT
4500 TURK LAKE	0	1	07/14/2009	401	BACKLOT
DERBY LAKE	1	0	10/30/2025	402	BACK LOT DERBY
4600 LARGE LAKES	0	0	11/04/2020	401	BACKLOT
4002 RES RESORT LAKES	0	1	11/1/2021	401	
4550 SIX LAKES RESORT	1	0	09/02/2016	402	FRONTAGE 1
4005 HUNTER LAKE	0	0	4/12/2012	401	BACK LOT
4005 HUNTER LAKE	0	0	04/12/2012	401	BACK LOT
4300 FLAT RIVER LAND	0	1	04/28/2009	401	
4002 RES RESORT LAKES	0	0	NOT INSPECTED	401	
4002 RES RESORT LAKES	0	1	12/14/2023	401	OFF WATER
4002 RES RESORT LAKES	0	0	12/16/2019	401	ON WATER
4006 LAKE STANTON SUBDIV	0	0	03/08/1990	401	BACKLOTS
4500 TURK LAKE	1	0	03/02/2009	401	
4006 MD. & ROUND & MOORE	0	0	11/30/2021	401	LAKE FRONT
4500 SMALL LAKES	0	1	06/18/2008	402	