

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
007-300-013-00	4851 HUNTER TRAIL	5/14/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$78,000
007-300-017-00	4823 HUNTERS TRAIL	4/14/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,200
007-302-170-00	4820 BEECH DR	7/25/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$59,600
007-302-173-00	BEECH DR	6/28/2024	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$21,400
007-302-174-00	4784 BEECH DR	6/28/2024	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$22,100
007-302-183-00	4702 BEECH DR	6/27/2023	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$13,100
<b>Totals:</b>			<b>\$772,500</b>			<b>\$772,500</b>	<b>\$304,400</b>
							Sale. Ratio =>
							Std. Dev. =>

INDIANHEAD LAKE FRONTAGE \$631 CALCULATED, \$575 APPLIED

CHANNEL LOTS, \$250 APPLIED

007-301-134-00	4548 PAWNEE TRAIL	9/26/2023	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$10,600
007-301-141-10	442 E WOODLAND DR	6/20/2023	\$142,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$142,000	\$53,300
007-005-022-20	4993 WATERWHEEL RD	10/26/2023	\$360,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$360,000	\$158,200

BACKLOTS \$120 APPLIED

007-301-076-00	4606 HUNTER'S TRAIL	8/21/2023	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$34,700
007-300-046-00	HUNTER'S TRAIL	9/15/2023	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$12,200

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
31.84	\$204,447	\$71,772	\$31,219	56.8	179.0	0.25	0.25	\$1,264
44.08	\$218,172	\$111,328	\$79,500	204.7	713.4	0.87	0.24	\$544
29.80	\$145,212	\$93,447	\$38,659	70.3	210.0	0.36	0.36	\$1,330
77.82	\$47,024	\$27,500	\$47,024	85.5	220.0	0.51	0.51	\$322
73.67	\$48,355	\$30,000	\$47,237	85.9	222.0	0.51	0.51	\$349
65.50	\$31,938	\$20,000	\$31,938	58.1	158.0	0.25	0.25	\$344
	\$695,148	\$354,047	\$275,577	561.2		2.74	2.12	
39.40			Average			Average		
21.27			per FF=>	\$631		per Net Acre=>	129,214.23	

53.00	\$30,266	\$5,484	\$15,750	70.0	170.0	0.27	0.27	\$78
37.54	\$105,237	\$65,563	\$28,800	180.0	368.0	0.76	0.51	\$364
43.94	\$312,594	\$86,884	\$39,478	206.2	404.0	1.20	0.76	\$421
26.09	\$85,545	\$54,247	\$6,792	67.9	208.0	0.31	0.31	\$799
152.50	\$29,883	\$8,000	\$29,883	54.3	164.0	0.23	0.23	\$147

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$290,575	\$6.67	60.00	'4005	2024R-05878	
\$128,703	\$2.95	210.00	'4005	2023R-04284	007-300-016-50, 007-300-019-00, 007-300-018-00
\$258,141	\$5.93	75.00	'4005	2023R-07353	
\$54,455	\$1.25	100.00	'4005	2024R-05978	
\$58,824	\$1.35	100.00	'4005	2024R-05959	
\$79,681	\$1.83	69.15	'4005	2023R-06341	

Average  
per SqFt=> \$2.97

\$20,088	\$0.46	70.00	'4005	2023R-09323	
\$86,267	\$1.98	180.00	'4005	2023R-06090	007-301-142-00
\$72,163	\$1.66	199.00	'4001	2023R-10399	007-005-022-10
\$177,278	\$4.07	64.00	'4005	2023R-08126	
\$35,398	\$0.81	60.00	'4005	2023R-08418	

Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
4005 INDIANHEAD PARK	1	0	09/02/2015	401	LAKEFRONT
4005 INDIANHEAD PARK	1	0	09/02/2015	401	LAKEFRONT
4005 INDIANHEAD PARK	1	0	08/17/2016	401	LAKEFRONT
4005 INDIANHEAD PARK	1	0	08/17/2016	402	LAKEFRONT
4005 INDIANHEAD PARK	1	0	08/14/2016	402	LAKEFRONT
4005 INDIANHEAD PARK	1	0	08/15/2016	402	LAKEFRONT

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4005 INDIANHEAD PARK	1	0	08/22/2016	401	CHANNEL
4005 INDIANHEAD PARK	0	0	08/22/2016	401	CHANNEL
4001 RURAL RES TWP	0	1	08/31/2015	401	FRONTAGE 1

4005 INDIANHEAD PARK	1	0	08/18/2016	401	BACKLOTS
4005 INDIANHEAD PARK	1	0	09/01/2015	402	LAKEFRONT