

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
016-029-008-10	10860 SORENSEN DR	6/29/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$115,000
016-450-024-00	10640 BERTHA DR	9/6/2024	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$29,000
016-550-036-00	2054 TACOMA DR	4/11/2024	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$21,200
016-550-054-00	2238 TACOMA DR	9/29/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$79,300
<b>Totals:</b>			\$562,500			\$562,500	\$244,500
							Sale. Ratio =>
							Std. Dev. =>

LAKEFRONT \$989 CALCULATED, \$800 APPLIED

016-550-079-00	352 CHEROKEE TRL	8/16/2023	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$15,300
016-250-013-00	8331 SPRING RD	1/10/2025	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$134,300
016-275-024-00	21 RIVERVIEW DR	5/4/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$142,000

BACKLOTS \$246 CALCULATED, \$225 APPLIED

CONSIDERED SALES

016-020-008-01	2622 SHONEYE DR	3/14/2025	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$634,500
016-450-019-00		04/15/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$24,900
016-022-029-01		05/09/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$61,800
016-275-023-00	9008 W DICKERSON LAKE I	4/28/2023	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$43,800

BACKLOT CONSIDERED

016-550-007-00	2157 SHAWNEE TRL	04/01/22	\$17,000	MLC	03-ARM'S LENGTH	\$17,000	\$5,300
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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
41.82	\$230,096	\$137,223	\$92,319	123.1	228.0	0.52	0.52
105.45	\$58,000	\$27,500	\$58,017	77.4	151.0	0.23	0.23
70.67	\$42,400	\$22,180	\$34,500	46.0	92.0	0.10	0.10
34.48	\$158,628	\$117,160	\$45,788	61.1	107.0	0.15	0.15
	\$489,124	\$304,063	\$230,624	307.5		1.00	1.00
43.47			Average			Average	
32.27			per FF=>	\$989		per Net Acre=>	305,590.95

46.36	\$30,620	\$15,955	\$13,575	67.9	115.0	0.19	0.19
48.84	\$268,573	\$30,427	\$24,000	120.0	120.0	0.33	0.33
56.80	\$283,916	\$63,584	\$97,500	300.0	200.0	1.38	1.38

45.32	\$1,269,043	\$506,733	\$375,776	473.0	100.0	59.96	59.96
46.98	\$49,832	\$53,000	\$49,832	71.2	117.0	0.19	0.19
82.40	\$123,610	\$75,000	\$123,610	91.5	100.0	7.92	7.92
18.40	\$87,614	\$170,921	\$20,535	268.0	261.0	1.61	1.61

31.18	\$10,500	\$17,000	\$10,500	60.0	147.2	0.20	0.20
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Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel
\$1,115	\$262,377	\$6.02	100.00	'4006	2023R-06429	4006 MD. & ROUND & MOORE	1
\$356	\$122,222	\$2.81	65.00	'4006	2024R-08144	4006 MD. & ROUND & MOORE	1
\$482	\$228,660	\$5.25	46.00	'4003	2024R-03594	4003 TACOMA LAKE	1
\$1,919	\$781,067	\$17.93	61.05	'4003	2023R-09652	4003 TACOMA LAKE	1

Average  
per SqFt=> \$7.02

\$235	\$86,243	\$1.98	70.00	'4003	2023R-08178	4003 TACOMA LAKE	0
\$254	\$91,924	\$2.11	120.00	'4004	2025R-00493	4004 SPRING LAKE	1
\$212	\$46,176	\$1.06	300.00	'4005	2023R-05124	4005 HUNTER LAKE	0

\$1,071	\$8,451	\$0.19	473.00	'4001	2025R-03037	4006 MD. & ROUND & MOORE	0
\$744	\$281,915	\$6.47	70.00	4006	2022R-05187	4006 MD. & ROUND & MOORE	1
\$820	\$9,472	\$0.22	100.00	4004	2022R-06171	4004 SPRING LAKE	0
\$638	\$106,360	\$2.44	0.00	'4005	2023R-04501	4005 HUNTER LAKE	0

\$283	\$83,744	\$1.92	60.00	4003	2022R-04993	4003 TACOMA LAKE	0
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<b>Paved</b>	<b>Inspected Date</b>	<b>Class</b>	<b>Rate Group 1</b>
0	01/12/2018	401	LAKE FRONT
0	01/08/2025	401	LAKE FRONT
0	04/27/2000	401	LAKE FRONT
0	04/27/2000	401	LAKE FRONT

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0	04/27/2000	401	BACK LOT
0	05/18/2010	401	BACK LOT
0	04/12/2012	401	BACK LOT

0	11/30/2021	401	LAKE FRONT
0	11/14/2022	001	LAKE FRONT
0	5/12/2010	402	LAKE FRONT
1	02/02/2017	401	

0 4/27/2000 401 BACK LOT