

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
018-290-019-01	10428 DEANER LAKE DR	07/11/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$0	0.00	\$108,366
018-370-004-00	10194 DEANER LAKE DR	07/21/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$55,900	39.96	\$127,200
018-370-004-00	10194 DEANER LAKE DR	06/18/25	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$68,600	42.35	\$135,054
Totals:			\$436,900			\$436,900	\$124,500		\$370,620
								Sale. Ratio =>	28.50
								Std. Dev. =>	23.79

\$490 CALCULATED, \$350 APPLIED CONSIDERING HISTORICAL OF \$300 APPLIED IN 2025 AND FEW SALES

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$44,662	\$18,028	120.2	142.3	0.36	0.36	\$372	\$123,717	\$2.84	110.37	00020
\$32,776	\$20,076	66.9	106.0	0.16	0.16	\$490	\$207,443	\$4.76	65.00	00020
\$47,022	\$20,076	66.9	106.0	0.16	0.16	\$703	\$297,608	\$6.83	65.00	00020
\$124,460	\$58,180	254.0		0.68	0.68					
	Average			Average		Average				
	per FF=>	\$490		per Net Acre=>	183,840.47	per SqFt=>	\$4.22			

Liber/Page	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
2023R-06988	DEANER LAKE	0	0	9/28/2020	401	LAKE FRONTAGE
2023R-07405	DEANER LAKE	1	0	9/28/2020	401	LAKE FRONTAGE
2025R-06559	DEANER LAKE	1	0	9/28/2020	401	LAKE FRONTAGE
