

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
016-019-019-01	11018 W BRIGGS RD	6/8/2023	\$477,500	WD	03-ARM'S LENGTH	\$477,500
016-019-867-02	2284 WEST SHORE DR	4/29/2024	\$620,000	WD	03-ARM'S LENGTH	\$620,000
016-019-880-05	2059 E SUNSHINE DR	6/21/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000
016-019-880-07	2059 SUNSHINE DR UNIT G	2/28/2025	\$219,000	WD	03-ARM'S LENGTH	\$219,000
016-360-002-00	361 ADELE DR	4/24/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000
016-360-011-00	431 ADELE DR	6/28/2024	\$409,000	WD	03-ARM'S LENGTH	\$409,000
016-360-013-00	461 ADELE DR	10/17/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000
016-360-015-00	465 ADELE DR	10/23/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000
016-360-016-00	461 ADELE DR	10/17/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000
016-360-018-00	ADELE DR	6/28/2024	\$409,000	WD	03-ARM'S LENGTH	\$409,000
016-400-006-00	2761 JOHNSON RD	6/6/2023	\$289,900	WD	03-ARM'S LENGTH	\$289,900
016-480-021-00	421 E RAINBOW LAKE DR	9/12/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000
<b>Totals:</b>			<b>\$4,409,400</b>			<b>\$4,409,400</b>

RAINBOW LAKE FRONTAGE \$1759 CALCULATED, 1400 APPLIED

**NORTH SHORE**

016-019-008-30		8/21/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000
016-019-008-82	2816 DECOSTA TRAIL	5/8/2023	\$479,000	WD	03-ARM'S LENGTH	\$479,000

NORTH SHORE \$1122 CALCULATED \$900 APPLIED

016-520-044-10	180 PHILLIPS DR	9/5/2023	\$37,500	WD	03-ARM'S LENGTH	\$37,500
016-520-044-10	180 PHILLIPS DR	6/6/2023	\$32,000	WD	03-ARM'S LENGTH	\$32,000

BACKLOTS \$401 CALCULATED, \$350 APPLIED

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
\$238,600	49.97	\$477,146	\$161,085	\$160,731	123.6	254.4	0.87
\$243,500	39.27	\$487,070	\$258,418	\$125,488	96.5	321.1	0.77
\$76,500	43.71	\$153,022	\$61,387	\$39,409	30.3	0.0	0.00
\$114,300	52.19	\$228,518	\$29,891	\$39,409	30.3	0.0	0.00
\$101,200	33.73	\$202,404	\$183,616	\$86,020	66.2	101.1	0.14
\$157,100	38.41	\$314,229	\$204,345	\$109,574	142.9	250.4	0.42
\$158,600	36.05	\$317,232	\$219,158	\$96,390	131.4	236.1	0.34
\$128,800	39.63	\$257,680	\$152,048	\$84,728	131.4	257.6	0.37
\$158,600	36.05	\$317,232	\$219,158	\$96,390	131.4	236.1	0.34
\$128,700	31.47	\$257,324	\$261,250	\$109,574	142.9	250.4	0.42
\$112,000	38.63	\$223,921	\$158,652	\$92,673	71.3	208.6	0.33
\$119,600	39.21	\$239,285	\$187,297	\$121,582	93.5	103.0	0.24
\$1,737,500		\$3,475,063	\$2,096,305	\$1,161,968	1,191.7		4.23
Sale. Ratio =>	39.40			Average			Average
Std. Dev. =>	6.11			per FF=>	\$1,759		per Net Acre=>

\$250,800	58.33	\$501,608	\$303,494	\$375,102	288.5	289.0	3.32
\$254,200	53.07	\$508,330	\$143,459	\$172,789	109.8	0.0	1.00
			446,953		398.3		
\$15,900	42.40	\$31,703	\$26,797	\$21,000	60.0	120.0	0.17
\$15,900	49.69	\$31,703	\$21,297	\$21,000	60.0	120.0	0.17

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
0.87	\$1,303	\$185,155	\$4.25	149.00	'4007	2023R-05899	
0.77	\$2,677	\$335,173	\$7.69	104.62	'4007	2024R-04079	
0.00	\$2,025	#DIV/0!	#DIV/0!	20.00	'4007	2024R-05732	
0.00	\$986	#DIV/0!	#DIV/0!	20.00	'4007	2025R-01767	
0.14	\$2,775	\$1,293,070	\$29.68	61.00	'4007	2023R-04834	
0.26	\$1,430	\$491,214	\$11.28	142.24	'4007	2024R-05977	016-360-018-00
0.19	\$1,668	\$640,813	\$14.71	126.52	'4007	2024R-09724	016-360-016-00
0.15	\$1,157	\$407,635	\$9.36	126.52	'4007	2023R-10270	016-360-014-00
0.15	\$1,668	\$640,813	\$14.71	126.52	'4007	2024R-09724	016-360-013-00
0.15	\$1,828	\$628,005	\$14.42	142.24	'4007	2024R-05977	016-360-011-00
0.33	\$2,226	\$488,160	\$11.21	67.85	'4007	2023R-05993	
0.24	\$2,003	\$793,631	\$18.22	100.00	'4007	2023R-08887	
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3.26							
		Average					
495,229.15		per SqFt=>	\$11.37				
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3.32	\$1,052	\$91,497	\$2.10	500.00	'4007	2024R-07835	
1.00	\$1,306	\$143,459	\$3.29	125.82	'4007	2023R-04777	

0.17	\$447	\$162,406	\$3.73	60.00	'4007	2023R-08787	
0.17	\$355	\$129,073	\$2.96	60.00	'4007	2023R-05663	

Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
4007 RAINBOW LAKE	0	0	07/07/2009	401	LAKE FRONT
4007 RAINBOW LAKE	0	1	01/10/2019	401	LAKE FRONT
4007 RAINBOW LAKE	0	0	07/06/2009	401	LAKE FRONT
4007 RAINBOW LAKE	0	1	12/26/2023	401	LAKE FRONT
4007 RAINBOW LAKE	0	0	07/08/2009	401	LAKE FRONT
4007 RAINBOW LAKE	0	0	07/09/2009	401	LAKE FRONT
4007 RAINBOW LAKE	0	0	07/07/2009	401	LAKE FRONT
4007 RAINBOW LAKE	0	0	07/08/2009	401	BACK LOT
4007 RAINBOW LAKE	0	0	07/08/2009	401	BACK LOT
4007 RAINBOW LAKE	0	0	07/08/2009	401	BACK LOT
4007 RAINBOW LAKE	0	1	07/09/2009	401	LAKE FRONT
4007 RAINBOW LAKE	0	0	NOT INSPECTED	401	LAKE FRONT

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4007 RAINBOW LAKE	0	0	07/27/2009	001	LAKE FRONT
4007 RAINBOW LAKE	0	1	07/08/2009	401	LAKE FRONT

4007 RAINBOW LAKE	0	0	NOT INSPECTED	401	BACK LOT
4007 RAINBOW LAKE	0	0	NOT INSPECTED	401	BACK LOT