

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
05-460-224-00	CHERRYWOOD LN	12/20/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000
05-760-017-01	9951 HIGHLAND DR	12/11/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000
05-760-026-00	9991 HIGHLAND DR	5/18/2023	\$413,065	WD	03-ARM'S LENGTH	\$413,065
05-825-085-10	LAKESIDE DR	3/14/2025	\$80,000	WD	03-ARM'S LENGTH	\$80,000
05-825-222-00	10285 LAKESIDE DR	9/28/2023	\$325,000	CD	03-ARM'S LENGTH	\$325,000
05-825-433-00	10765 LAKESIDE DR	9/22/2023	\$465,000	WD	03-ARM'S LENGTH	\$465,000
05-825-449-00	LAKESIDE DR	8/31/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000
05-850-545-00	5121 SUNSET DR	10/3/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000
		Totals:	\$2,003,065			\$2,003,065

RAINBOW LAKES WATERFRONT \$5.25 CALCULATED, \$5.10 PER SQ FOOT APPLIED

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF
\$31,400	17.94	\$84,200	\$175,000	\$84,200	0.61	0.60	#DIV/0!
\$70,000	56.00	\$140,045	\$125,000	\$140,045	0.64	0.33	#DIV/0!
\$163,600	39.61	\$381,068	\$198,512	\$166,515	0.77	0.77	#DIV/0!
\$46,700	58.38	\$93,423	\$80,000	\$93,423	0.78	0.78	#DIV/0!
\$164,700	50.68	\$334,672	\$68,598	\$78,270	0.36	0.36	#DIV/0!
\$174,900	37.61	\$406,305	\$197,570	\$138,875	0.64	0.64	#DIV/0!
\$46,400	66.29	\$109,285	\$70,000	\$109,285	0.50	0.50	#DIV/0!
\$119,800	34.23	\$277,990	\$179,190	\$107,180	0.49	0.49	#DIV/0!
\$817,500		\$1,826,988	\$1,093,870	\$917,793	4.79	4.46	
Sale. Ratio =>	40.81			Average	Average		
Std. Dev. =>	15.66			per FF=>	per Net Acre=>	228,508.46	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$287,829	\$6.61	0.00	'4514	2023R-03734	05-460-226-00
\$194,401	\$4.46	0.00	'4530	2024R-05755	05-760-018-00
\$259,493	\$5.96	0.00	'4530	2023-0420	
\$102,564	\$2.35	0.00	'4610	2025R-01845	
\$191,081	\$4.39	0.00	'4610	2023R-02525	
\$309,671	\$7.11	0.00	'4610	2023R-02473	
\$139,442	\$3.20	0.00	'4610	2023R-02233	
\$364,207	\$8.36	0.00	'4620	2023R-02620	

Average
per SqFt=> \$5.25

Land Table	Gravel	Paved	Inspected Date	Class
4012 RAINBOW WATERFRONT	1	0	07/24/2014	402
RAINBOW HIGHLANDS W F	0	0	05/14/2014	402
RAINBOW HIGHLANDS W F	0	1	05/16/2014	401
RAINBOW LAKE WEST-WATER FRONT	0	0	06/17/2015	402
RAINBOW LAKE WEST-WATER FRONT	0	1	07/24/2015	401
RAINBOW LAKE WEST-WATER FRONT	0	1	08/17/2015	401
RAINBOW LAKE WEST-WATER FRONT	0	1	08/20/2015	402
RAINBOW LAKE WEST-WATER FRONT	0	1	08/25/2014	401
