

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
001-106-014-00	324 CENTER ST	1/3/2024	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$45,700
001-110-009-00	128 N CENTER ST	4/26/2024	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$56,400
001-111-007-00	224 W BRIDGE ST	3/17/2025	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$71,700
001-113-003-00	9566 N SIX LAKES RD	10/11/2024	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$81,300
Totals:			\$629,900			\$629,900	\$255,100
							Sale. Ratio =>
							Std. Dev. =>

SIX LAKES VILLAGE LAND \$356 CALCULATED, \$150 APPLIED CONSIDERING HISTORICAL DATA & SALES

Asd Adj. Sale	Current Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
34.62	\$91,386	\$52,114	\$11,500	132.0	125.0	0.38	0.38	\$395	\$137,504
43.42	\$112,791	\$25,149	\$8,040	67.0	125.0	0.19	0.19	\$375	\$130,984
35.67	\$143,410	\$69,090	\$11,500	132.0	125.0	0.38	0.38	\$523	\$182,296
48.68	\$162,613	\$15,887	\$11,500	125.0	125.0	0.36	0.36	\$127	\$44,253
	\$510,200	\$162,240	\$42,540	456.0		1.31	1.31		
40.50			Average			Average			Average
6.67			per FF=>	\$356		per Net Acre=>	123,941.94		per SqFt=>

Dollars /SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
\$3.16	132.00	'4580	2024R-00157	4580 SIX LAKES VILLAGE	0	1	07/25/2012	401	SIX LAKES VILLA
\$3.01	67.00	'4580	2024R-04536	4580 SIX LAKES VILLAGE	0	1	11/28/2018	401	SIX LAKES VILLA
\$4.18	132.00	'4580	2025R-03392	4580 SIX LAKES VILLAGE	0	1	08/01/2012	401	SIX LAKES VILLA
\$1.02	125.00	'4580	2024R-09484	4580 SIX LAKES VILLAGE	0	1	01/03/2018	401	SIX LAKES VILLA

\$2.85