

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
001-012-013-40	10084 N HOLLAND RD	11/27/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$123,900
001-140-002-00	10965 N HILLMAN RD	7/17/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$101,100
001-140-004-00		11/1/2023	\$69,000	MLC	03-ARM'S LENGTH	\$69,000	\$0
001-140-007-00	5036 BIRCH ST	8/23/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$90,700
001-140-020-00	5170 BIRCH ST	8/1/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$113,700
001-290-010-00	201 COOLIDGE AVE	7/18/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$67,400
001-290-016-00	COOLIDGE AVE	4/10/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$117,400
001-290-018-00	301 COOLIDGE AVE	7/28/2023	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$49,200
001-291-025-00	1021 COOLIDGE AVE	10/23/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$96,000
001-370-002-00	1490 JUDY DR	1/26/2024	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$175,900
001-420-015-10	5007 W CUTLER RD	11/1/2023	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$33,600
001-440-012-00	762 PARKWOOD DR	4/30/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,300
<b>Totals:</b>			<b>\$2,383,000</b>			<b>\$2,383,000</b>	<b>\$1,057,200</b>
							Sale. Ratio =>
							Std. Dev. =>

SMALL LAKES LAKEFRONT \$950 FRONT FOOT, \$1048 CALCULATED

001-640-024-00	7986 LITTLE PENNY LANE	7/12/2024	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$35,300
001-440-098-00	701 PARKWOOD DR	11/22/2024	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$33,600
001-009-036-00	YANKEE RD	4/30/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,300

SMALL LAKES BACKLOTS \$340 FRONT FOOT CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
43.47	\$247,727	\$111,707	\$74,434	82.7	300.0	0.79	0.79	\$1,351	\$142,302
59.47	\$202,196	\$34,307	\$66,503	73.9	67.0	0.14	0.14	\$464	\$245,050
0.00	\$61,993	\$51,098	\$44,091	49.0	120.0	0.11	0.11	\$1,043	\$464,527
64.79	\$181,343	\$7,952	\$49,295	54.8	100.0	0.12	0.12	\$145	\$69,148
55.46	\$227,301	\$40,053	\$62,354	69.3	100.0	0.18	0.18	\$578	\$217,679
25.92	\$134,683	\$161,994	\$36,677	46.5	75.0	0.19	0.06	\$3,485	\$843,719
78.27	\$234,869	\$32,019	\$85,919	95.5	150.0	0.13	0.07	\$335	\$244,420
41.69	\$98,487	\$75,077	\$55,564	88.9	145.0	0.11	0.06	\$845	\$682,518
27.43	\$192,060	\$223,738	\$65,798	98.0	176.0	0.54	0.08	\$2,284	\$412,801
49.97	\$351,778	\$60,596	\$60,374	67.1	165.5	0.29	0.29	\$903	\$212,618
52.50	\$67,168	\$64,000	\$67,168	74.6	305.0	0.65	0.65	\$858	\$98,462
40.14	\$176,469	\$112,826	\$69,295	130.7	242.0	0.89	0.27	\$863	\$127,200
	\$2,176,074	\$975,367	\$737,472	930.9		4.13	2.81		
44.36			Average			Average			Average
20.52			per FF=>	\$1,048		per Net Acre=>	236,109.17		per SqFt=>

40.57	\$70,693	\$55,307	\$39,000	120.0	102.0	0.28	0.28	\$461	\$196,822
70.74	\$67,237	\$12,763	\$32,500	100.0	350.0	0.80	0.80	\$128	\$15,894
40.14	\$176,469	\$112,826	\$69,295	130.7	242.0	0.89	0.50	\$863	\$127,200

119,406

350.7

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$3.27	114.00	'4500	2024R-10951		4500 SMALL LAKES	0	1
\$5.63	91.00	'4500	2023R-07149		4500 SMALL LAKES	0	1
\$10.66	40.00	'4500	2023R-10535		4500 SMALL LAKES	0	1
\$1.59	50.00	'4500	2023R-08419		4500 SMALL LAKES	1	0
\$5.00	80.00	'4500	2023R-07953		4500 SMALL LAKES	1	0
\$19.37	36.00	'4500	2024R-06680	001-009-050-00	4500 SMALL LAKES	0	0
\$5.61	76.00	'4500	2024R-03590	001-290-017-00	4500 SMALL LAKES	0	0
\$15.67	66.00	'4500	2023R-07505	001-290-019-00	4500 SMALL LAKES	1	0
\$9.48	80.00	'4500	2023R-10337	001-291-026-00, 001-016-004-00	4500 SMALL LAKES	1	0
\$4.88	75.00	'4500	2024R-00761		4500 SMALL LAKES	1	0
\$2.26	92.83	'4500	2023R-10809		4500 SMALL LAKES	0	0
\$2.92	137.00	'4500	2024R-04507	001-440-145-00, 001-009-036-00	4500 SMALL LAKES	0	0

\$5.42

\$4.52	120.00	'4500	2024R-07105		4500 SMALL LAKES	1	0
\$0.36	100.00	'4500	2024R-10686		4500 SMALL LAKES	0	0
\$2.92	137.00	'4500	2024R-04507	001-440-145-00, 001-440-012-00	4500 SMALL LAKES	0	1

<b>Inspected Date</b>	<b>Class</b>	<b>Rate Group 1</b>
<b>04/29/1999</b>	<b>401</b>	<b>ON WATER</b>
<b>01/18/2024</b>	<b>401</b>	<b>ON WATER</b>
<b>01/08/2024</b>	<b>001</b>	<b>ON WATER</b>
<b>07/09/2008</b>	<b>401</b>	<b>ON WATER</b>
<b>07/09/2008</b>	<b>401</b>	<b>ON WATER</b>
<b>06/13/2012</b>	<b>401</b>	<b>ON WATER</b>
<b>07/16/2008</b>	<b>401</b>	<b>ON WATER</b>
<b>06/13/2012</b>	<b>401</b>	<b>ON WATER</b>
<b>07/16/2008</b>	<b>401</b>	<b>ON WATER</b>
<b>05/01/1999</b>	<b>401</b>	<b>ON WATER</b>
<b>NOT INSPECTED</b>	<b>402</b>	<b>ON WATER</b>
<b>06/22/2012</b>	<b>401</b>	<b>ON WATER</b>

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<b>08/25/2010</b>	<b>401</b>	<b>OFF WATER</b>
<b>06/22/2012</b>	<b>401</b>	<b>OFF WATER</b>
<b>07/15/2008</b>	<b>402</b>	