

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
001-006-010-08	W CUTLER RD	1/2/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$85,600
001-006-010-09	W CUTLER RD	6/11/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,800
001-006-010-22		4/8/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$64,000
001-170-010-00	5912 W CUTLER RD	7/2/2024	\$517,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$517,000	\$229,200
001-170-039-00	5668 W CUTLER RD	5/30/2024	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$332,500
001-230-009-50	720 CEDAR ST	7/24/2023	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$127,600
Totals:			\$2,069,500			\$2,069,500	\$916,700
							Sale. Ratio =>
							Std. Dev. =>

LARGE LAKES RESORT LAND \$1653 CALCULATED, \$1,450 APPLIED

001-520-385-00	CAROLINE DR	05/01/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$189,900
001-170-022-00	5808 W CUTLER RD	8/30/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$225,900
001-170-087-00	W CUTLER RD	10/10/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,500

LARGE LAKES RESORT BACKLOTS \$350 PER FRONT FOOT APPLIED, \$450 CALCULATED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
53.50	\$171,167	\$158,334	\$169,501	121.1	450.5	1.31	1.31	\$1,308
44.46	\$155,534	\$171,195	\$151,729	108.4	394.0	1.00	1.00	\$1,580
35.56	\$149,442	\$180,000	\$149,442	106.7	401.5	1.00	1.00	\$1,686
44.33	\$458,266	\$137,656	\$78,922	107.4	225.0	0.26	0.12	\$1,281
45.55	\$664,976	\$161,148	\$96,124	68.7	98.7	0.14	0.14	\$2,347
41.50	\$255,248	\$128,778	\$76,526	54.7	133.0	0.14	0.14	\$2,356
	\$1,854,633	\$937,111	\$722,244	566.9		3.86	3.72	
44.30			Average			Average		
5.84			per FF=>	\$1,653		per Net Acre=>	242,900.73	

54.26	\$379,648	\$111,678	\$141,326	245.5	361.3	0.63	0.28	\$455
52.53	\$451,774	\$54,306	\$76,080	93.6	128.2	0.27	0.27	\$580
55.00	\$54,945	\$4,055	\$9,000	30.0	125.0	0.09	0.09	\$135
		166,389		369.1				

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
\$120,498	\$2.77	127.00	'4650	2024R-00327		4650 LARGE LAKE RESORT	0
\$171,195	\$3.93	110.58	'4600	2024R-05571		4650 LARGE LAKE RESORT	0
\$180,000	\$4.13	108.50	'4600	2024R-03556		4650 LARGE LAKE RESORT	0
\$533,550	\$12.25	100.00	'4650	2024R-06300	001-170-100-00	4650 LARGE LAKE RESORT	0
\$1,134,845	\$26.05	62.50	'4650	2024R-05273		4650 LARGE LAKE RESORT	0
\$894,292	\$20.53	47.00	'4650	2023R-07577		4650 LARGE LAKE RESORT	0

**Average
per SqFt=> \$5.58**

\$178,399	\$4.10	236.00	'4650	2023R-04447	001-520-384-00, 001-520-002-00	4650 LARGE LAKE RESORT	0
\$198,197	\$4.55	93.00	'4650	2024R-08055		4650 LARGE LAKE RESORT	0
\$47,151	\$1.08	30.00	'4650	2024R-09217		4650 LARGE LAKE RESORT	0

Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Waterfont View
0	11/04/2020	401	TOWNLIN LAKEFR		Water
0	11/04/2020	401	TOWNLIN LAKEFR		Water
0	11/04/2020	001	TOWNLIN LAKEFR		
1	07/08/2008	401	TOWNLIN LAKEFR		
1	07/08/2008	401	TOWNLIN LAKEFR		
0	01/19/2024	401	TOWNLIN LAKEFR		

1	07/03/2008	401	TOWNLIN LAKEFR		
1	07/08/2008	401	TOWNLIN LAKEFR	BACKLOT	
1	05/19/1999	401	BACKLOT		