

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
001-030-001-34	7595 N HILLMAN RD	10/21/2024	\$100,000	WD	20-MULTI PARCEL SALE REF	\$100,000	\$14,700
001-210-028-00	2543 LUCILLE DR	3/13/2025	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,900
001-440-092-00	752 PARKWOOD DR	6/26/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,100
001-540-045-00		6/22/2023	\$500	QC	03-ARM'S LENGTH	\$500	\$4,500
Totals:			\$315,500			\$315,500	\$111,200
							Sale. Ratio =>
							Std. Dev. =>

SIX LAKES RESORT LAND \$240 APPLIED, \$255 FF CALLCULATED

**OLDER SALES CONSIDERED**

001-210-040-00	2715 DALE DR	9/23/2022	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,800
001-210-057-00	9821 N DERBY RD	4/22/2022	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$51,200
001-300-012-00	211 THIRD LAKE DR	7/28/2022	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$43,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
14.70	\$31,522	\$100,000	\$29,387	500.0	1196.0	1.30	4.67	\$200
41.64	\$45,866	\$24,659	\$15,525	69.0	144.0	0.23	0.23	\$357
43.19	\$138,097	\$87,829	\$65,926	227.1	160.0	0.43	0.29	\$387
900.00	\$9,000	\$500	\$9,000	40.0	75.0	0.07	0.07	\$13
	\$224,485	\$212,988	\$119,838	836.1		2.03	5.26	
35.25			Average			Average		
433.61			per FF=>	\$255		per Net Acre=>	104,971.91	

48.29	\$67,619	\$30,381	\$28,000	140	100	0.32	0.32	\$217
36.57	\$102,391	\$67,609	\$30,000	150	165	0.57	0.57	\$451
39.09	\$85,958	\$40,842	\$16,800	84	100	0.19	0.19	\$486

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$76,923	\$1.77	170.00	'4010	2024R-09611	001-030-001-33, 001-030-001-32	4550 SIX LAKES RESORT
\$108,154	\$2.48	69.00	'4550	2025R-03146		4550 SIX LAKES RESORT
\$203,308	\$4.67	235.00	'4550	2023R-06616	001-440-014-00	4550 SIX LAKES RESORT
\$7,246	\$0.17	40.00	'4550	2023R-06304		4550 SIX LAKES RESORT

Average  
per SqFt=> \$2.41

\$94,645	\$2.17	140	'4550	2022R-11487		4550 SIX LAKES RESORT
\$119,030	\$2.73	150	'4550	2022R-05497		4550 SIX LAKES RESORT
\$211,617	\$4.86	84	'4550	2022R-09246		4550 SIX LAKES RESORT

Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2
1	0	01/18/2024	401	FRONTAGE 1	
1	0	05/03/1999	401	SIX LAKES RESOR	
0	0	06/22/2012	401	FRONTAGE 1	FRONTAGE 1
0	1	06/25/2012	402	SIX LAKES RESOR	

---

---

1	0	10/20/1998	401	SIX LAKES RESOR
0	1	5/4/1999	401	SIX LAKES RESOR
1	0	6/6/2012	401	FRONTAGE 1