

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
009-018-030-00	2916 S STAINES RD	08/25/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$43,700	33.62	
009-022-035-00	3720 ROY DR	09/05/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$55,300	29.89	
009-029-029-00	452 S HOLLAND LAKE DR	07/07/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$53,000	30.11	
009-029-031-00	498 S HOLLAND LAKE DR	04/14/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$56,100	28.05	
<b>009-029-033-30</b>	<b>LILAC LANE</b>	<b>12/06/23</b>	<b>\$77,500</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$77,500</b>	<b>\$35,500</b>	<b>45.81</b>	
009-100-007-51	310 E HOLLAND LAKE DR	06/06/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$100,400	37.89	
009-151-001-60	841 DOROTHY BOWEN DR	09/13/24	\$355,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,000	\$159,900	45.04	
009-152-097-00	810 DOROTHY BOWEN DR	08/22/23	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$26,800	28.97	
009-210-005-00	3856 PINE TRAIL DR	04/04/24	\$135,000	QC	03-ARM'S LENGTH	\$135,000	\$82,100	60.81	
009-211-027-00	3470 PINE TRAIL DR	02/26/24	\$335,000	OTH	03-ARM'S LENGTH	\$335,000	\$141,100	42.12	
<b>009-350-044-01</b>	<b>LYLE DR</b>	<b>07/31/24</b>	<b>\$75,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$75,000</b>	<b>\$0</b>	<b>0.00</b>	
009-420-045-00	589 E SIDNEY RD	05/16/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,500	42.25	
009-600-016-00	3685 ROY DR	04/05/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,900	43.63	
009-602-041-00	3890 MINIFRED DR	02/29/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$100,600	31.44	
009-603-076-10		08/08/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,500	32.20	
009-604-080-50	3367 FLINT DR	11/16/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,000	32.59	
009-604-086-00	3287 FLINT DR	11/28/23	\$360,650	WD	03-ARM'S LENGTH	\$360,650	\$84,300	23.37	
<b>Totals:</b>			<b>\$3,426,650</b>			<b>\$3,426,650</b>	<b>\$1,206,700</b>		
								<b>Sale. Ratio =&gt;</b>	<b>35.22</b>
								<b>Std. Dev. =&gt;</b>	<b>12.72</b>

**EVERGREEN WATERFRONT \$968 CALCULATED, \$800 APPLIED**

<b>009-603-073-00</b>		<b>08/02/23</b>	<b>\$8,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$8,000</b>	<b>\$10,500</b>	<b>131.25</b>
<b>009-350-001-00</b>	<b>LYLE DR</b>	<b>08/03/23</b>	<b>\$20,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$20,000</b>	<b>\$9,300</b>	<b>46.50</b>
<b>009-350-028-01</b>	<b>LAKE DR</b>	<b>02/20/24</b>	<b>\$15,000</b>	<b>QC</b>	<b>03-ARM'S LENGTH</b>	<b>\$15,000</b>	<b>\$8,600</b>	<b>57.33</b>
<b>009-022-018-32</b>	<b>FLINT DR</b>	<b>12/23/24</b>	<b>\$2,500</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$2,500</b>	<b>\$0</b>	<b>0.00</b>
009-018-785-02	105 PENNY LANE	12/06/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$59,700	37.34
<b>009-152-096-00</b>	<b>794 DOROTHY BOWEN DR</b>	<b>02/14/24</b>	<b>\$25,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$25,000</b>	<b>\$6,100</b>	<b>24.40</b>
009-262-024-00	901 WOODRUFF DR	03/04/24	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$24,900	27.70
009-602-025-00	3672 ROY DR	08/21/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$37,200	24.82
009-602-030-00		09/05/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$55,300	29.89

**BACKLOTS \$250 PER FRONT FOOT APPLIED**

019-290-068-00	1138 HOLLY DR	4/19/2023	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$26,800	28.97
019-290-096-00	1209 SUMAC DR	6/27/2023	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$162,300	39.68
019-290-083-50	1119 WILLOW DR	10/02/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$188,100	50.16

**CHANNEL LOTS \$450 APPLIED**

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$108,164	\$69,490	\$47,654	63.5	157.0	0.22	0.22	\$1,094	\$321,713	\$7.39	60.00
\$150,816	\$119,955	\$85,771	242.1	310.0	0.94	0.52	\$495	\$128,294	\$2.95	391.00
\$156,916	\$56,862	\$37,778	50.4	148.0	0.14	0.14	\$1,129	\$418,103	\$9.60	40.00
\$145,916	\$92,198	\$38,114	50.8	131.0	0.14	0.14	\$1,814	\$668,101	\$15.34	46.00
<b>\$88,837</b>	<b>\$77,500</b>	<b>\$88,837</b>	<b>118.4</b>	<b>267.7</b>	<b>0.75</b>	<b>0.75</b>	<b>\$654</b>	<b>\$103,059</b>	<b>\$2.37</b>	<b>122.28</b>
\$237,388	\$82,566	\$54,954	73.3	107.1	0.29	0.29	\$1,127	\$286,688	\$6.58	117.00
\$311,420	\$129,743	\$86,163	123.1	273.0	0.41	0.20	\$1,054	\$319,564	\$7.34	130.00
\$63,450	\$53,074	\$24,024	106.8	120.0	0.33	0.33	\$497	\$160,344	\$3.68	120.00
\$162,955	\$17,842	\$45,797	61.1	145.0	0.20	0.20	\$292	\$89,210	\$2.05	60.00
\$327,504	\$107,839	\$100,343	143.3	366.0	0.55	0.24	\$752	\$195,361	\$4.48	131.00
<b>\$32,093</b>	<b>\$75,000</b>	<b>\$32,093</b>	<b>110.5</b>	<b>165.3</b>	<b>0.40</b>	<b>0.40</b>	<b>\$679</b>	<b>\$185,644</b>	<b>\$4.26</b>	<b>106.50</b>
\$165,004	\$99,298	\$64,302	156.7	267.7	0.50	0.22	\$634	\$197,412	\$4.53	163.00
\$116,828	\$54,252	\$36,080	48.1	100.0	0.12	0.12	\$1,128	\$437,516	\$10.04	54.00
\$255,069	\$105,998	\$41,067	54.8	106.0	0.16	0.16	\$1,936	\$658,373	\$15.11	66.00
\$203,121	\$109,119	\$62,240	83.0	157.9	0.37	0.37	\$1,315	\$295,715	\$6.79	101.75
\$105,054	\$74,407	\$44,461	59.3	164.0	0.19	0.19	\$1,255	\$395,782	\$9.09	50.00
\$199,115	\$197,615	\$36,080	48.1	90.0	0.12	0.12	\$4,108	\$1,593,669	\$36.59	60.00
<b>\$2,829,650</b>	<b>\$1,522,758</b>	<b>\$925,758</b>	<b>1,593.3</b>		<b>5.83</b>	<b>4.61</b>				
		<b>Average</b>			<b>Average</b>			<b>Average</b>		
		<b>per FF=&gt;</b>	<b>\$956</b>		<b>per Net Acre=&gt;</b>	<b>261,327.96</b>		<b>per SqFt=&gt;</b>	<b>\$6.00</b>	

\$25,638	\$8,000	\$25,638	113.9	100.0	0.34	0.34	\$70	\$23,256	\$0.53	150.00
\$22,673	\$20,000	\$22,673	100.8	165.0	0.33	0.33	\$198	\$60,060	\$1.38	88.00
\$20,920	\$15,000	\$20,920	93.0	132.0	0.28	0.28	\$161	\$53,763	\$1.23	92.00
\$6,000	\$2,500	\$6,000	34.0	256.0	0.20	0.20	\$74	\$12,500	\$0.29	0.00
\$145,819	\$39,357	\$25,276	149.8	148.7	0.57	0.57	\$263	\$69,047	\$1.59	167.00
<b>\$14,789</b>	<b>\$25,000</b>	<b>\$14,789</b>	<b>65.7</b>	<b>120.0</b>	<b>0.17</b>	<b>0.17</b>	<b>\$380</b>	<b>\$151,515</b>	<b>\$3.48</b>	<b>60.00</b>
\$58,241	\$44,823	\$13,164	58.5	85.0	0.13	0.13	\$766	\$352,937	\$8.10	65.00
\$101,212	\$60,379	\$11,691	52.0	75.0	0.10	0.10	\$1,162	\$586,204	\$13.46	60.00
\$150,816	\$119,955	\$85,771	242.1	310.0	0.94	0.41	\$495	\$128,294	\$2.95	391.00
	<b>\$335,014</b>		<b>809.7</b>				<b>AVG PER FF \$413</b>			

\$53,554	\$51,322	\$12,376	61.9	117.0	0.16	0.16	\$830	\$318,770	\$7.32	60.00
\$437,858	\$137,840	\$166,698	510.7	384.0	1.39	0.38	\$270	\$99,380	\$2.28	475.40
\$388,790	\$10,210	\$24,000	60.0	110.0	0.15	0.15	\$170	\$67,171	\$1.54	60.00

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
4001	2023R-08351		4002 RES RESORT LAKES	0	1	8/21/1989	401	ON WATER
4002	2023R-09706	009-602-030-00	4002 RES RESORT LAKES	1	0	12/19/2023	401	ON WATER
4002	2023R-06785		4002 RES RESORT LAKES	0	0	1/21/2001	401	ON WATER
4002	2023R-04028		4002 RES RESORT LAKES	1	0	11/2/2021	401	ON WATER
<b>4002</b>	<b>2023R-11658</b>		<b>4002 RES RESORT LAKES</b>	<b>1</b>	<b>0</b>	<b>9/1/2005</b>	<b>402</b>	<b>ON WATER</b>
4002	2023R-05817		4002 RES RESORT LAKES	0	0	NOT INSPECTED	401	ON WATER
4002	2024R-08313	009-151-001-40	4002 RES RESORT LAKES	0	1	4/19/1989	401	ON WATER
4002	2023R-08297		4002 RES RESORT LAKES	1	0	4/18/1989	401	OFF WATER
4002	2024R-03319		4002 RES RESORT LAKES	1	0	2/1/1989	401	ON WATER
4002	2024R-04022	009-211-026-00	4002 RES RESORT LAKES	1	0	2/21/1989	402	ON WATER
	<b>2024R-07870</b>		<b>4002 RES RESORT LAKES</b>	<b>0</b>	<b>0</b>	<b>7/1/2005</b>	<b>402</b>	<b>ON WATER</b>
4002	2024R-04689	009-422-058-00	4002 RES RESORT LAKES	0	0	10/4/1989	401	ON WATER
4002	2024R-03433		4002 RES RESORT LAKES	1	0	1/27/1989	401	ON WATER
4002	2024R-01443		4002 RES RESORT LAKES	1	0	10/30/2019	401	ON WATER
4002	2023R-07831		4002 RES RESORT LAKES	0	0	NOT INSPECTED	401	ON WATER
4002	2023R-11035		4002 RES RESORT LAKES	1	0	5/1/1989	401	ON WATER
4002	2023R-11746		4002 RES RESORT LAKES	1	0	12/20/2018	401	ON WATER

<b>4002</b>	<b>2023R-08277</b>		<b>4002 RES RESORT LAKES</b>	<b>1</b>	<b>0</b>	<b>1/31/1989</b>	<b>401</b>	<b>OFF WATER</b>
<b>4002</b>	<b>2023R-07690</b>		<b>4002 RES RESORT LAKES</b>	<b>1</b>	<b>0</b>	<b>1/1/1990</b>	<b>402</b>	<b>OFF WATER</b>
<b>4002</b>	<b>2024R-01203</b>		<b>4002 RES RESORT LAKES</b>	<b>0</b>	<b>0</b>	<b>NOT INSPECTED</b>	<b>402</b>	<b>OFF WATER</b>
<b>4002</b>	<b>2025R-00503</b>		<b>4002 RES RESORT LAKES</b>	<b>0</b>	<b>0</b>	<b>10/20/2020</b>	<b>403</b>	
4002	2024R-11075		4002 RES RESORT LAKES	1	0	1/27/2002	401	OFF WATER
<b>4002</b>	<b>2024R-01144</b>		<b>4002 RES RESORT LAKES</b>	<b>1</b>	<b>0</b>	<b>4/18/1989</b>	<b>402</b>	<b>OFF WATER</b>
4002	2024R-01680		4002 RES RESORT LAKES	1	0	9/18/1989	401	OFF WATER
4002	2023R-08127		4002 RES RESORT LAKES	1	0	1/27/1989	401	OFF WATER
4002		009-022-035-00	4002 RES RESORT LAKES	1	1	1/27/1989	402	OFF WATER

'0003	2023R-04211	NEVINS LAKE 019-480	0	1	05/28/2009	401	CHANNEL	
'0003	2023R-06398	019-290-093-00, 019-290-11	NEVINS LAKE 019-480	0	0	06/04/2009	401	CHANNEL
'0003	2023R-09609	NEVINS LAKE 019-480	0	1	11/22/2021	401	CHANNEL	