

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
019-140-010-00	2746 LAKESIDE DR	7/28/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000
019-140-013-00	2724 LAKESIDE DR	10/12/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000
019-200-020-00	1402 WHITE BIRCH DR	10/2/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000
019-620-014-01	1409 S DERBY RD	7/25/2024	\$425,900	WD	03-ARM'S LENGTH	\$425,900
019-620-064-00	2567 SPRING GROVE RD	11/1/2024	\$460,000	WD	03-ARM'S LENGTH	\$460,000
Totals:			\$1,580,900			\$1,580,900

DERBY LAKE LAKEFRONT \$2138 CALCULATED, \$1450 APPLIED

019-201-004-00	1380 S DERBY RD	2/21/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000
019-201-008-10	1434 S DERBY RD	5/23/2024	\$24,000	WD	03-ARM'S LENGTH	\$24,000
019-201-010-00	S DERBY RD	11/15/2024	\$34,000	WD	03-ARM'S LENGTH	\$34,000
019-201-013-00	S DERBY RD	1/1/2025	\$39,900	MLC	03-ARM'S LENGTH	\$39,900
019-620-042-08	2721 ISLAND DR	1/26/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000

BACKLOTS \$400 PER FRONT FOOT APPLIED

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
\$107,100	47.60	\$214,280	\$105,928	\$95,208	73.2	59.0	0.14
\$78,900	35.86	\$157,835	\$111,356	\$49,191	37.8	63.0	0.07
\$5,600	2.24	\$178,349	\$82,851	\$11,200	58.8	80.0	0.80
\$196,100	46.04	\$392,289	\$158,320	\$124,709	95.9	217.0	0.34
\$146,800	31.91	\$293,595	\$254,051	\$87,646	67.4	200.0	0.23
\$534,500		\$1,236,348	\$712,506	\$367,954	333.3		1.58
Sale. Ratio =>	33.81			Average			Average
Std. Dev. =>	18.29			per FF=>	\$2,138		per Net Acre=>

\$57,600	22.59	\$115,116	\$184,255	\$44,371	118.3	154.0	0.35
\$18,800	78.33	\$37,500	\$24,000	\$37,500	100.0	150.0	0.34
\$30,000	88.24	\$60,000	\$34,000	\$60,000	150.0	154.0	0.53
\$40,000	100.25	\$80,000	\$39,900	\$80,000	200.0	300.0	0.69
\$198,400	52.21	\$396,829	\$118,581	\$135,410	361.1	184.4	1.18



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
0.14	\$1,447	\$784,652	\$18.01	100.00	'0002	2023R-07547	
0.07	\$2,944	\$1,546,611	\$35.51	50.00	'0002	2023R-09953	
0.13	\$1,408	\$103,564	\$2.38	69.00	'0002	2023R-09474	019-200-054-00
0.34	\$1,650	\$465,647	\$10.69	68.30	'0002	2024R-06714	
0.23	\$3,768	\$1,104,570	\$25.36	50.00	'0002	2024R-09939	
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0.90							
451,811.03		Average per SqFt=>	\$10.37				
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0.35	\$1,557	\$520,494	\$11.95	100.00	'0002	2024R-01286	
0.34	\$240	\$69,767	\$1.60	100.00	'0002	2024R-04828	
0.53	\$227	\$64,151	\$1.47	150.00	'0002	2024R-10367	
0.34	\$200	\$57,994	\$1.33	200.00	'0002	2025R-01288	019-201-012-10
1.18	\$328	\$100,492	\$2.31	278.93	'0002	2024R-00999	

Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
DERBY LAKE	1	1	01/04/2014	401	LAKE FRONTSOUTH
DERBY LAKE	0	1	11/02/2020	401	LAKE FRONTSOUTH
DERBY LAKE	1	1	10/18/2010	401	LAKE FRONTSOUTH
DERBY LAKE	0	0	12/07/2022	401	LAKE FRONTSOUTH
DERBY LAKE	0	1	11/13/2019	401	LAKE FRONTSOUTH

DERBY LAKE	1	1	10/20/2010	401	BACK LOT DERBY
DERBY LAKE	0	0	10/31/2025	402	BACK LOT SMALL
DERBY LAKE	1	0	10/20/2010	402	BACK LOT SMALL
DERBY LAKE	0	0	10/20/2010	402	BACK LOT SMALL
DERBY LAKE	0	0	10/08/2014	401	BACK LOT DERBY