

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
014-300-013-00	3931 MALLARD DR PERCH LAKE	8/31/2023	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$87,300
014-300-029-00	3761 HOLIDAY DR	12/18/2024	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$155,300
014-300-032-00	3731 HOLIDAY DR	7/15/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$88,800
014-300-033-00	3721 HOLIDAY DR	7/16/2024	\$588,000	WD	03-ARM'S LENGTH	\$588,000	\$184,900
014-300-046-00	3591 HOLIDAY DR	4/5/2024	\$439,500	WD	03-ARM'S LENGTH	\$439,500	\$148,800
014-350-020-00	3702 MORGAN DR	8/28/2024	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$76,800
<b>Totals:</b>			<b>\$2,343,000</b>			<b>\$2,343,000</b>	<b>\$741,900</b>
							Sale. Ratio =>
							Std. Dev. =>

PERCH LAKE FRONTAGE \$1000 APPLIED, \$2394 CALCULATED

014-300-068-10	3622 MOURNING DOVE DR	6/28/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$157,900
014-300-133-00		9/11/2023	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$2,900

PERCH LAKE BACKLOTS \$180 APPLIED

CONSIDERED BUT NOT APPLIED

014-350-023-10	3492 MONROE RD	8/28/2024	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$14,300
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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
37.79	\$179,782	\$78,718	\$27,500	41.4	100.0	0.14	0.14	\$1,901
42.32	\$330,978	\$101,022	\$65,000	112.5	272.0	0.44	0.25	\$898
21.14	\$321,255	\$146,174	\$47,429	52.7	162.0	0.22	0.22	\$2,774
31.45	\$374,443	\$292,115	\$78,558	87.3	160.0	0.37	0.37	\$3,347
33.86	\$313,030	\$153,970	\$27,500	47.6	132.0	0.18	0.18	\$3,237
25.82	\$163,620	\$172,243	\$38,363	52.9	120.0	0.17	0.19	\$3,255
	\$1,683,108	\$944,242	\$284,350	394.4		1.51	1.35	
31.66			Average			Average		
7.74			per FF=>	\$2,394		per Net Acre=>	624,911.98	

53.53	\$305,977	\$16,523	\$27,500	86.1	108.0	0.30	0.30	\$192
58.00	\$7,937	\$5,000	\$7,937	45.4	120.0	0.17	0.17	\$110

4.81	\$58,274	\$277,589	\$38,363	50.2	120.0	0.17	0.20	\$5,533
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Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$570,420	\$13.10	60.00	'4510	2023R-08605		4030 PERCH LAKE	0	0
\$231,702	\$5.32	141.00	'4510	2024R-11459	014-300-028-00	4030 PERCH LAKE	0	0
\$655,489	\$15.05	60.00	'4510	2024R-06385		4030 PERCH LAKE	0	0
\$795,954	\$18.27	100.00	'4510	2024R-06966		4030 PERCH LAKE	1	0
\$845,989	\$19.42	60.00	'4510	2024R-07812		4030 PERCH LAKE	0	0
\$1,043,897	\$23.96	70.00	'4510	2024R-08136	014-350-023-10	4030 PERCH LAKE	0	0

Average  
per SqFt=> \$14.35

\$55,446	\$1.27	120.00	'4510	2024R-05960		4030 PERCH LAKE	0	0
\$30,303	\$0.70	60.00	'4510	2023R-08743		4030 PERCH LAKE	0	0

\$1,682,358      \$38.62      71.00      '4510      2024R-08136      014-350-020-00      4030 PERCH LAKE      0      0

<b>Inspected Date</b>	<b>Class</b>	<b>Rate Group 1</b>
<b>11/10/2023</b>	<b>401</b>	<b>LAKE FRONTAGE</b>
<b>NOT INSPECTED</b>	<b>401</b>	<b>LAKE FRONTAGE</b>
<b>NOT INSPECTED</b>	<b>401</b>	<b>LAKE FRONTAGE</b>
<b>11/08/2019</b>	<b>401</b>	<b>LAKE FRONTAGE</b>
<b>11/10/2023</b>	<b>401</b>	<b>LAKE FRONTAGE</b>
<b>11/09/2009</b>	<b>401</b>	<b>LAKE FRONTAGE</b>

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<b>11/09/2009</b>	<b>401</b>	<b>LAKE FRONTAGE</b>
<b>NOT INSPECTED</b>	<b>402</b>	<b>BACKLOT</b>

**11/09/2009      401      BACKLOT**