

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
009-422-091-50	865 E SIDNEY RD	07/09/24	\$229,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$229,000	\$95,400
<b>007-371-093-00</b>	<b>W EAST SHORE DR</b>	<b>6/10/2024</b>	<b>\$56,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$56,000</b>	<b>\$26,200</b>
014-640-103-00	9170 W COLBY RD	8/17/2023	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$82,200
<b>019-010-004-40</b>	<b>1429 WHITE BIRCH DR</b>	<b>5/25/2023</b>	<b>\$59,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$59,000</b>	<b>\$8,400</b>
001-006-010-06	5363 W MANIFEST WAY	12/17/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,900
009-023-028-61	4177 E HOLLAND LAKE RD	05/23/24	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$144,100
<b>001-030-001-32</b>		<b>10/21/2024</b>	<b>\$100,000</b>	<b>WD</b>	<b>20-MULTI PARCEL SALE REF</b>	<b>\$100,000</b>	<b>\$14,700</b>
016-275-024-00	21 RIVERVIEW DR	05/04/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$136,200
016-275-024-00	21 RIVERVIEW DR	5/4/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$142,000
014-019-006-00	11471 W SIDNEY RD	05/31/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,900
009-029-008-82	1110 JOSHUA	03/14/25	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$140,500
009-018-028-00		09/14/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,200
009-420-002-00	2966 S STAINES RD	09/14/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,200
007-371-020-01	819 W SHORE DR	3/28/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$77,200
014-003-023-00	8688 PAKES RD	6/26/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$197,200
016-020-008-01	2622 SHONEYE DR	3/14/2025	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$634,500
001-006-009-00	5212 W CUTLER RD	5/31/2023	\$348,840	WD	03-ARM'S LENGTH	\$348,840	\$200,900
<b>Totals:</b>			<b>\$5,281,840</b>			<b>\$5,281,840</b>	<b>\$2,379,700</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

**SMALL LAKES ACREAGE FIRST ACRE AT \$35,000,10 ACRES AT \$125,000 50 ACRES AT \$350,000 & 100 ACRES AT \$600,000**

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
41.66	\$186,475	\$124,642	\$82,117	236.2	438.0	1.06	0.82	\$117,587	\$2.70
<b>46.79</b>	<b>\$58,593</b>	<b>\$56,000</b>	<b>\$58,593</b>	<b>123.4</b>	<b>400.0</b>	<b>1.19</b>	<b>1.19</b>	<b>\$46,901</b>	<b>\$1.08</b>
41.31	\$176,061	\$67,340	\$44,401	161.5	286.0	1.20	1.20	\$56,351	\$1.29
<b>14.24</b>	<b>\$16,758</b>	<b>\$59,000</b>	<b>\$16,758</b>	<b>289.2</b>	<b>589.0</b>	<b>1.20</b>	<b>0.56</b>	<b>\$49,290</b>	<b>\$1.13</b>
48.69	\$267,753	\$24,407	\$17,160	225.0	249.7	1.29	1.29	\$18,920	\$0.43
37.33	\$334,646	\$84,354	\$33,000	0.0	0.0	1.30	1.30	\$64,888	\$1.49
<b>14.70</b>	<b>\$29,387</b>	<b>\$100,000</b>	<b>\$29,387</b>	<b>165.0</b>	<b>280.0</b>	<b>1.30</b>	<b>1.06</b>	<b>\$76,923</b>	<b>\$1.77</b>
54.48	\$272,309	\$67,691	\$90,000	300.0	200.0	1.38	1.38	\$49,158	\$1.13
56.80	\$283,916	\$63,584	\$97,500	300.0	200.0	1.38	1.38	\$46,176	\$1.06
35.19	\$162,400	\$82,100	\$34,500	0.0	0.0	2.00	2.00	\$41,050	\$0.94
35.21	\$310,380	\$132,820	\$44,200	0.0	0.0	2.20	1.40	\$60,373	\$1.39
52.38	\$271,934	\$146,572	\$158,506	538.6	1017.0	2.25	0.86	\$65,230	\$1.50
52.38	\$271,934	\$146,572	\$158,506	538.6	1017.0	2.25	0.27	\$65,230	\$1.50
30.88	\$161,714	\$146,200	\$57,914	289.6	462.4	4.24	4.24	\$34,481	\$0.79
56.34	\$401,031	\$24,729	\$75,760	0.0	0.0	5.77	5.77	\$4,287	\$0.10
45.32	\$1,269,043	\$506,733	\$375,776	473.0	100.0	59.96	59.96	\$8,451	\$0.19
57.59	\$401,760	\$348,840	\$401,760	0.0	0.0	64.60	64.60	\$5,400	\$0.12
	<b>\$4,876,094</b>	<b>\$2,181,584</b>	<b>\$1,775,838</b>	<b>3,639.9</b>		<b>154.55</b>	<b>149.27</b>		
<b>45.05</b>			<b>Average</b>			<b>Average</b>		<b>Average</b>	
<b>13.39</b>			<b>per FF=&gt;</b>	<b>\$599</b>		<b>per Net Acre=&gt;</b>	<b>14,115.53</b>	<b>per SqFt=&gt;</b>	<b>\$0.32</b>

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
193.00	4002	2024R-06210	009-420-013-00	4002 RES RESORT LAKES
<b>130.00</b>	<b>'4006</b>	<b>2024R-05507</b>		<b>4006 LAKE STANTON SUBDIV</b>
182.00	'4500	2023R-08295		4500 TURK LAKE
<b>177.00</b>	<b>'0002</b>	<b>2023R-05325</b>	<b>019-200-035-00</b>	<b>DERBY LAKE</b>
225.00	'4600	2024R-11465		4600 LARGE LAKES
0.00	4002	2024R-04927		4002 RES RESORT LAKES
<b>165.00</b>	<b>'4010</b>	<b>2024R-09611</b>	<b>001-030-001-33, 001-030-001-34</b>	<b>4550 SIX LAKES RESORT</b>
300.00	4005	2023R-05124		4005 HUNTER LAKE
300.00	'4005	2023R-05124		4005 HUNTER LAKE
0.00	'4300	2023R-05408		4300 FLAT RIVER LAND
0.00	4002	2025R-03149	009-029-008-83	4002 RES RESORT LAKES
470.00	4002	2023R-08836	009-420-002-00, 009-422-101-00, 009-422-103-00, 009-420-002-00	4002 RES RESORT LAKES
470.00	4002	2023R-08836	009-420-002-00, 009-422-101-00, 009-422-103-00, 009-018-028-00	4002 RES RESORT LAKES
399.41	'4006	2025R-04340		4006 LAKE STANTON SUBDIV
0.00	'4500	2023R-06621		4500 TURK LAKE
473.00	'4001	2025R-03037		4006 MD. & ROUND & MOORE
0.00	'4500	2023R-05601		4500 SMALL LAKES

Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	1	1/29/2000	401	OFF WATER		
<b>0</b>	<b>1</b>	<b>02/10/1990</b>	<b>402</b>	<b>LAKEFRONT</b>		
0	1	07/14/2009	401	BACKLOT		
<b>1</b>	<b>0</b>	<b>10/30/2025</b>	<b>402</b>	<b>BACK LOT DERBY</b>		
0	0	11/04/2020	401	BACKLOT		
0	1	11/1/2021	401			
<b>1</b>	<b>0</b>	<b>09/02/2016</b>	<b>402</b>	<b>FRONTAGE 1</b>		
0	0	4/12/2012	401	BACK LOT	BACK LOT	BACK LOT
0	0	04/12/2012	401	BACK LOT	BACK LOT	BACK LOT
0	1	04/28/2009	401			
0	0	NOT INSPECTED	401			
0	1	12/14/2023	401	OFF WATER		
0	0	12/16/2019	401	ON WATER	ON WATER	
0	0	03/08/1990	401	BACKLOTS	BACKLOTS	BACKLOTS
1	0	03/02/2009	401			
0	0	11/30/2021	401	LAKE FRONT		
0	1	06/18/2008	402			