

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
05-340-151-00	SUNSET DR	7/16/2024	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$4,100
05-460-230-00	CIDER DR	7/27/2023	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$2,800
05-520-243-00	SYCAMORE LANE	5/31/2023	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$4,400
05-520-275-00	SANDLEWOOD DR	3/13/2025	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$5,800
05-800-045-10	SPRUCE TRAIL	1/31/2025	\$14,500	QC	03-ARM'S LENGTH	\$14,500	\$3,800
05-800-114-00	BUTLER RD	6/1/2023	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$8,200
05-800-161-00		4/16/2023	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$9,100
05-800-161-00		6/30/2023	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$9,100
05-825-181-00	LAKESIDE DR	4/7/2023	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$15,100
05-825-289-00	OAKRIDGE DR	4/26/2023	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$14,700
05-825-375-00	OAKRIDGE DR	4/23/2024	\$12,250	WD	03-ARM'S LENGTH	\$12,250	\$6,000
05-825-459-00	LAKESIDE DR	3/8/2024	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$6,100
05-825-463-00	LAKESIDE DR	6/30/2023	\$25,500	WD	03-ARM'S LENGTH	\$25,500	\$8,400
05-825-481-00	SUNDOG TR	7/27/2023	\$21,000	PTA	03-ARM'S LENGTH	\$21,000	\$6,300
Totals:			\$335,250			\$335,250	\$103,900
							Sale. Ratio =>
							Std. Dev. =>

RAINBOW LAKE BACKLOTS \$.90 PER SQ FOOT APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
20.50	\$8,100	\$20,000	\$8,100	0.0	0.0	0.25	0.25
28.00	\$6,900	\$10,000	\$6,900	0.0	0.0	0.21	0.21
88.00	\$10,963	\$5,000	\$10,963	0.0	0.0	0.34	0.34
72.50	\$11,678	\$8,000	\$11,678	0.0	0.0	0.36	0.36
26.21	\$7,500	\$14,500	\$7,500	0.0	0.0	0.23	0.23
31.54	\$16,320	\$26,000	\$16,320	0.0	0.0	0.62	0.31
32.50	\$18,053	\$28,000	\$18,053	0.0	0.0	0.69	0.34
29.35	\$18,053	\$31,000	\$18,053	0.0	0.0	0.69	0.34
28.49	\$30,240	\$53,000	\$30,240	0.0	0.0	1.16	0.60
27.22	\$29,453	\$54,000	\$29,453	0.0	0.0	1.13	0.60
48.98	\$12,000	\$12,250	\$12,000	0.0	0.0	0.37	0.37
22.59	\$15,324	\$27,000	\$15,324	0.0	0.0	0.47	0.47
32.94	\$20,932	\$25,500	\$20,932	0.0	0.0	0.64	0.64
30.00	\$15,698	\$21,000	\$15,698	0.0	0.0	0.48	0.48
	\$221,214	\$335,250	\$221,214	0.0		7.63	5.54
30.99			Average			Average	
19.66			per FF=>	#DIV/0!		per Net Acre=>	43,944.16

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
#DIV/0!	\$80,645	\$1.85	0.00	'4512	2024R-03443	
#DIV/0!	\$47,393	\$1.09	0.00	'4514		
#DIV/0!	\$14,881	\$0.34	0.00	'4515	2023R-00628	
#DIV/0!	\$22,409	\$0.51	0.00	'4515	2025R-01557	
#DIV/0!	\$63,043	\$1.45	0.00	'4600	2025R-00609	
#DIV/0!	\$41,667	\$0.96	0.00	'4600	2023R-01035	05-800-115-00
#DIV/0!	\$40,521	\$0.93	0.00	'4600	2023-0124	05-800-162-00
#DIV/0!	\$44,863	\$1.03	0.00	'4600	2023R-01218	05-800-162-00
#DIV/0!	\$45,808	\$1.05	0.00	'4610	1117-1206	05-825-182-00
#DIV/0!	\$47,915	\$1.10	0.00	'4610	1118-0831	05-825-290-00
#DIV/0!	\$33,379	\$0.77	0.00	'4610	2024R-02226	
#DIV/0!	\$57,569	\$1.32	0.00	'4610	2024R-01069	
#DIV/0!	\$39,782	\$0.91	0.00	'4610	2023R-01163	
#DIV/0!	\$43,750	\$1.00	0.00	'4610		

Average
per SqFt=> \$1.01

Land Table	Gravel	Paved	Inspected Date	Class
4011 RAINBOW BACKLOTS	0	1	09/28/2016	402
4011 RAINBOW BACKLOTS	0	1	07/24/2014	402
4011 RAINBOW BACKLOTS	0	1	01/01/1753	402
4011 RAINBOW BACKLOTS	0	1	01/01/1753	402
4011 RAINBOW BACKLOTS	0	0	11/16/2016	401
4011 RAINBOW BACKLOTS	0	1	11/29/2016	402
4011 RAINBOW BACKLOTS	0	1	12/02/2016	001
4011 RAINBOW BACKLOTS	0	1	12/02/2016	001
4011 RAINBOW BACKLOTS	0	1	06/23/2015	402
4011 RAINBOW BACKLOTS	0	1	07/30/2015	402
4011 RAINBOW BACKLOTS	0	1	07/10/2015	402
4011 RAINBOW BACKLOTS	0	1	08/20/2015	402
4011 RAINBOW BACKLOTS	0	1	08/20/2015	402
4011 RAINBOW BACKLOTS	0	1	08/26/2015	402
