

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
018-280-013-00	871 N ROCK LAKE DR	10/25/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,900	47.33	\$266,631
018-400-003-50	201 ROCK ALLEY	11/06/23	\$213,400	WD	03-ARM'S LENGTH	\$213,400	\$62,400	29.24	\$179,292
018-400-006-00	171 ROCK ALLEY	07/12/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$60,400	28.09	\$119,254
018-460-015-00	551 N ROCK LAKE DR	10/31/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,400	39.61	\$138,526
018-460-029-00	421 N ROCK LAKE DR	04/15/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$78,200	43.69	\$163,306
018-490-010-00		04/16/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$16,000	80.00	\$34,384
Totals:			\$1,067,400			\$1,067,400	\$413,300		\$901,393
								Sale. Ratio =>	38.72
								Std. Dev. =>	18.95

BASS ROCK LAKE FRONTAGE \$845 FRONT FOOT CALCULATED, \$775 FRONT FOOT APPLIED

018-360-023-00	N ROCK LAKE DR	09/18/24	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$175,900	46.60	\$373,278
018-160-030-00	7690 E HC - EDMORE RI	03/08/23	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$41,100	27.22	\$127,812
018-462-155-00	7256 VESTABURG RD	05/31/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$156,600	48.18	\$327,052
018-160-045-00	801 JERRY RAY RD	09/06/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$79,100	54.55	\$152,974

BACKLOTS LAKE ACCESS LOTS & LAKE PLATTS \$300 FRONT FOOT APPLIED, INCLUDING ONE OLDER SALE (SAME AS 2025 VALUES)

018-028-755-01	7340 DERRY RD	11/26/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$21,100	19.18	\$60,835
018-028-755-02	S BASS LAKE RD	09/17/24	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$4,600	36.80	\$9,978
018-400-048-05	172 LINCOLN ST	05/10/23	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$7,700	102.67	\$19,100

MERRILL WOODS APPLIED \$75 FRONT FOOT

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$68,437	\$50,068	106.4	236.0	0.26	0.17	\$643	\$259,231	\$5.95	95.00	00020
\$73,190	\$39,082	52.1	70.0	0.08	0.08	\$1,405	\$881,807	\$20.24	51.50	00020
\$126,503	\$30,757	41.0	74.0	0.06	0.06	\$3,085	\$2,073,820	\$47.61	36.00	00020
\$65,692	\$49,218	133.5	50.0	0.21	0.21	\$492	\$315,827	\$7.25	181.10	00020
\$59,557	\$43,863	110.6	45.8	0.16	0.16	\$539	\$363,152	\$8.34	156.00	00020
\$20,000	\$34,384	45.8	112.0	0.10	0.10	\$436	\$208,333	\$4.78	37.50	00020
\$413,379	\$247,372	489.4		0.88	0.79					
	Average			Average		Average				
	per FF=>	\$845		per Net Acre=>	471,893.84	per SqFt=>		\$10.83		

\$104,222	\$100,000	357.4	204.4	0.80	0.37	\$292	\$130,768	\$3.00	392.50	00020
\$49,112	\$25,924	115.2	120.0	0.35	0.35	\$426	\$139,127	\$3.19	128.00	00001
\$49,423	\$51,475	214.0	161.7	0.87	0.87	\$231	\$56,678	\$1.30	235.00	00020
\$18,351	\$26,325	87.7	139.0	0.23	0.23	\$209	\$80,841	\$1.86	71.00	00020

\$68,035	\$18,870	287.5	190.0	1.27	1.27	\$237	\$53,403	\$1.23	292.00	00001
\$12,500	\$9,978	153.5	216.0	0.74	0.74	\$81	\$16,801	\$0.39	150.00	00001
\$7,500	\$19,100	107.0	200.0	1.32	1.32	\$70	\$5,682	\$0.13	107.00	00020

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
2024R-09835	018-280-021-00	BASS/ROCK LAKE	1	0	9/30/2006	401	WATER FRONTAGE	LAKE ACCESS	
2023R-10698		BASS/ROCK LAKE	1	0	9/28/2006	401	WATER FRONTAGE		
2024R-06462		BASS/ROCK LAKE	1	0	9/28/2006	401	WATER FRONTAGE		
2023R-10553		BASS/ROCK LAKE	0	0	10/26/2006	401	WATER FRONTAGE	LAKE ACCESS	LAKE PLATTS
2024R-00377		BASS/ROCK LAKE	0	0	10/26/2006	401	WATER FRONTAGE	LAKE ACCESS	LAKE PLATTS
2024R-04113		BASS/ROCK LAKE	1	0	10/20/2006	402	WATER FRONTAGE		

2024R-08766	018-360-008-00	BASS/ROCK LAKE	0	0	9/28/2006	402	LAKE PLATTS	LAKE PLATTS	LAKE PLATTS
2023R-02765		BASS/ROCK LAKE	0	1	10/1/2006	401	BACK LOTS		
2023R-05767		BASS/ROCK LAKE	0	1	10/10/2006	401	LAKE PLATTS	BACK LOTS	
2024R-08250		BASS/ROCK LAKE	1	0	5/21/2015	401	LAKE PLATTS		

2024R-10772		BASS/ROCK LAKE	0	0	12/20/2023	401	MERRILL WOODS		
2024R-09216		BASS/ROCK LAKE	0	0	9/21/2020	402	MERRILL WOODS		
2023R-04749		BASS/ROCK LAKE	0	0	9/29/2006	401	MERRILL WOODS		