

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007-120-013-00	481 BEECHWOOD	4/28/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000
007-120-017-00	521 BEECHWOOD DR	8/12/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000
007-130-002-00	5355 CLIFFORD CT	10/16/2023	\$945,000	WD	03-ARM'S LENGTH	\$945,000
007-130-008-00	CLIFFORD CT	10/11/2023	\$97,500	WD	03-ARM'S LENGTH	\$97,500
007-130-010-00	5344 CLIFFORD CT	8/15/2024	\$860,000	WD	03-ARM'S LENGTH	\$860,000
007-530-031-10	711 W CLIFFORD LAKE DR	5/12/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000
007-530-033-00	731 CLIFFORD LAKE DR	8/30/2023	\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000
007-550-002-00	5513 VETTRANS AVE	4/14/2023	\$241,750	WD	03-ARM'S LENGTH	\$241,750
Totals:			\$3,939,250			\$3,939,250

CLIFFORD LAKE FRONTAGE \$1999 CALCULATED, \$1700 APPLIED

CHANNELS

007-420-054-00	259 IVASON DR	6/13/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000
007-420-054-00	259 IVASON DR	7/2/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000
007-352-017-00	135 DICKERSON VIEW	9/18/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000

CHANNELS \$750 FRONT FOOT APPLIED

019-010-004-40	LAKESIDE DR	05/25/2023	\$59,000	WD	03-ARM'S LENGTH	\$59,000
019-200-020-00	1402 WHITE BIRCH DR	09/29/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000
007-230-030-00	451 WOODLAND DR	04/15/2022	\$255,000	WD	03-ARM'S LENGTH	\$255,000
019-720-006-00	281 DICKERSON VIEW	06/10/2022	\$145,000	WD	03-ARM'S LENGTH	\$145,000
007-545-010-00	622 WOODLAND DR	4/8/2022	\$99,900	WD	03-ARM'S LENGTH	\$99,900
007-230-030-00	451 WOODLAND DR	4/15/2022	\$255,000	WD	03-ARM'S LENGTH	\$255,000

BACKLOTS OLDER SALES CONSIDERED ...APPLIED \$300 FRONT FOOT

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres
\$184,400	38.82	\$443,546	\$142,972	\$111,518	74.3	190.0	0.35
\$135,600	28.85	\$348,488	\$228,641	\$107,129	71.4	169.0	0.32
\$341,200	36.11	\$831,042	\$285,581	\$171,623	114.4	300.0	0.83
\$106,800	109.54	\$215,249	\$97,500	\$215,249	143.5	577.8	1.30
\$416,500	48.43	\$876,582	\$211,802	\$228,384	152.3	375.0	1.46
\$129,000	36.86	\$310,605	\$109,167	\$69,772	46.5	119.0	0.14
\$154,000	30.80	\$305,271	\$281,560	\$86,831	83.3	160.0	0.63
\$104,900	43.39	\$207,555	\$98,507	\$64,312	42.6	125.0	0.86
\$1,572,400		\$3,538,338	\$1,455,730	\$1,054,818	728.4		5.89
Sale. Ratio =>	39.92			Average			Average
Std. Dev. =>	26.20			per FF=>	\$1,999		per Net Acre=>

\$98,700	38.71	\$255,855	\$32,178	\$33,033	48.9	120.0	0.17
\$107,700	37.14	\$255,855	\$67,178	\$33,033	48.9	120.0	0.17
\$123,100	35.68	\$297,162	\$88,338	\$40,500	60.0	200.0	0.28

\$8,400	14.24	\$16,758	\$59,000	\$16,758	289.2	589.0	1.20
\$116,900	46.76	\$233,797	\$98,015	\$81,812	88.4	140.0	0.93

\$119,400	46.82	\$312,759	\$20,728	\$78,487	65.4	100.0	0.17
\$80,100	55.24	\$160,262	\$53,034	\$68,296	56.9	115.0	0.17
\$44,500	44.54	\$108,642	\$5,958	\$14,700	73.5	100	0.21
\$119,400	46.82	\$271,497	\$55,449	\$71,946	65.4	100	0.17

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
0.35	\$1,923	\$409,662	\$9.40	80.00	'4003	2023R-04537	
0.32	\$3,202	\$710,065	\$16.30	83.00	'4003	2024R-07362	
0.83	\$2,496	\$345,740	\$7.94	120.00	'4003	2023R-10267	
1.30	\$679	\$75,000	\$1.72	98.00	'4003	2023R-10093	
1.46	\$1,391	\$144,772	\$3.32	170.00	'4003	2024R-07665	
0.14	\$2,347	\$796,839	\$18.29	50.00	'4003	2023R-04920	
0.23	\$3,380	\$444,101	\$10.20	117.70	'4003	2023R-08543	007-031-030-00, 007-520-046-00
0.12	\$2,310	\$115,213	\$2.64	40.00	'4003	2023R-04100	007-030-587-02
4.74							
247,320.76		Average per SqFt=>	\$5.68				

0.18	\$658	\$195,018	\$4.48	64.00	'4002	2023R-06221	
0.18	\$1,373	\$407,139	\$9.35	64.00	'4002	2024R-06228	
0.28	\$1,472	\$321,229	\$7.37	60.00	'4002	2023R-08980	

0.56	\$204	\$49,290	\$1.13	177.00	'0002	2023R-05325	019-200-035-00
0.13	\$1,109	\$105,734	\$2.43	109.00	'0002	2023R-09474	019-200-054-00

0.17	\$317	\$120,512	\$2.77	75.00	'4002	2022R-05231	
0.17	\$932	\$308,337	\$7.08	65.00	'0001	2022R-07443	
0.21	\$81	\$28,783	\$0.66	90	4002	2022R-05098	
0.17	\$848	\$322,378	\$7.40	75	4002	2022R-05231	

Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
4003 CLIFFORD LAKE	1	0	09/30/1991	401	LAKEFRONT
4003 CLIFFORD LAKE	1	0	09/30/1991	401	LAKEFRONT
4003 CLIFFORD LAKE	1	0	02/20/2011	401	LAKEFRONT
4003 CLIFFORD LAKE	1	0	12/09/1989	402	LAKEFRONT
4003 CLIFFORD LAKE	1	0	02/02/2001	401	LAKEFRONT
4003 CLIFFORD LAKE	0	0	NOT INSPECTED	401	LAKEFRONT
4003 CLIFFORD LAKE	0	1	01/25/2024	401	LAKEFRONT
4003 CLIFFORD LAKE	1	0	01/24/2024	401	LAKEFRONT

4002 DICKERSON LAKE RESORT	1	0	01/24/2024	401	CHANNEL
4002 DICKERSON LAKE RESORT	1	0	01/24/2024	401	CHANNEL
4002 DICKERSON LAKE RESORT	0	1	10/30/2020	401	CHANNEL

DERBY LAKE	1	0	07/10/2010	402	BACK LOT DERBY
DERBY LAKE	1	1	10/18/2010	401	LAKE FRONTSOUTH

4002 DICKERSON LAKE RESORT	0	1	09/17/1991	401	LAKEFRONT
OTHER LAKES	0	0	10/27/2015	401	DICKERSON
4002 DICKERSON LAKE RESORT	0	1	8/10/1990	401	BACKLOTS
4002 DICKERSON LAKE RESORT	0	1	9/17/1991	401	LAKEFRONT