

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007-371-020-01	819 W SHORE DR	3/28/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000
007-371-033-00	W SHORE DR	8/7/2023	\$37,900	WD	03-ARM'S LENGTH	\$37,900
007-371-046-00	686 WEST SHORE DR	10/11/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000
007-371-072-00	4188 W STANTON RD	6/7/2024	\$39,000	WD	03-ARM'S LENGTH	\$39,000
007-371-072-00	4188 W STANTON RD	8/23/2023	\$40,000	WD	03-ARM'S LENGTH	\$40,000
007-371-077-00	4168 W STANTON RD	10/10/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000
007-371-087-00	3761 E SHORE DR	4/11/2023	\$209,000	WD	03-ARM'S LENGTH	\$209,000
007-371-088-00	E SHORE DR	4/11/2023	\$209,000	WD	03-ARM'S LENGTH	\$209,000
007-371-093-00	W EAST SHORE DR	6/10/2024	\$56,000	WD	03-ARM'S LENGTH	\$56,000
007-371-106-00		6/26/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000
007-371-113-00	3923 E SHORE DR	6/14/2024	\$59,200	WD	03-ARM'S LENGTH	\$59,200
007-371-113-00	3923 E SHORE DR	11/3/2023	\$40,000	WD	03-ARM'S LENGTH	\$40,000
007-371-119-00	3955 E SHORE DR	10/2/2024	\$315,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$315,000
Totals:			\$2,060,100			\$2,060,100

LAKE STANTON LAKEFRONT \$503 CALCULATED, \$500 APPLIED

007-371-186-00	4090 EAST SHORE DR	7/28/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000
007-371-178-00	4144 E SHORE DR	7/17/2024	\$222,000	WD	03-ARM'S LENGTH	\$222,000
007-371-157-00	4215 E SHORE DR	12/30/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000
007-371-184-00	4110 E SHORE DR	6/28/2024	\$13,000	WD	03-ARM'S LENGTH	\$13,000
007-371-183-00	4114 E SHORE DR	11/1/2024	\$167,500	WD	03-ARM'S LENGTH	\$167,500
007-371-162-00	4237 EAST SHORE DR	11/13/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000

BACKLOTS \$225 FRONT FOOT APPLIED

007-371-139-00	4069 E SHORE DR	07/22/2022	\$99,900	WD	03-ARM'S LENGTH	\$99,900
007-371-150-00	4185 E SHORE DR	01/19/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000
007-371-158-00	4219 E SHORE DRIVE	11/10/2022	\$85,000	WD	03-ARM'S LENGTH	\$85,000
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

CHANNEL LOTS \$275 FRONT FOOT APPLIED

OLDER SALES CONSIDERED DUE TO LACK OF SALES

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$77,200	30.88	\$161,714	\$146,200	\$57,914	289.6	462.4	4.24	4.24
\$20,200	53.30	\$54,959	\$37,900	\$54,959	115.7	150.0	0.41	0.41
\$95,900	36.19	\$218,859	\$116,844	\$70,703	148.8	275.0	1.04	1.04
\$17,800	45.64	\$44,016	\$39,000	\$39,734	83.7	218.0	0.40	0.40
\$14,600	36.50	\$44,016	\$40,000	\$39,734	83.7	218.0	0.40	0.40
\$166,000	83.00	\$325,087	\$8,846	\$133,933	315.1	254.0	1.00	0.61
\$72,000	34.45	\$141,616	\$125,940	\$58,556	167.3	400.0	0.73	0.37
\$72,000	34.45	\$141,616	\$125,940	\$58,556	167.3	400.0	0.73	0.37
\$26,200	46.79	\$58,593	\$56,000	\$58,593	123.4	400.0	1.19	1.19
\$140,700	41.38	\$274,452	\$134,114	\$69,315	163.1	405.0	0.72	0.34
\$18,700	31.59	\$41,709	\$59,200	\$41,709	87.8	200.0	0.39	0.39
\$15,400	38.50	\$41,709	\$40,000	\$41,709	87.8	200.0	0.39	0.39
\$157,900	50.13	\$307,848	\$89,096	\$82,596	194.3	495.0	1.09	0.51
\$894,600		\$1,856,194	\$1,019,080	\$808,011	2,027.5		12.74	10.66
Sale. Ratio =>	43.43			Average			Average	
Std. Dev. =>	13.88			per FF=>	\$503		per Net Acre=>	79,978.03

\$32,600	46.57	\$88,321	\$9,969	\$28,290	141.4	220.0	0.82	0.82
\$85,000	38.29	\$189,606	\$51,521	\$19,127	95.6	151.0	0.35	0.35
\$90,300	32.84	\$203,883	\$105,617	\$34,500	138.0	187.0	0.59	0.59
\$9,000	69.23	\$20,642	\$13,000	\$20,642	103.2	190.0	0.48	0.48
\$58,900	35.16	\$141,900	\$39,938	\$14,338	71.7	270.0	0.43	0.43
\$8,000	16.00	\$18,358	\$50,000	\$18,358	91.8	230.0	0.50	0.50

\$40,200	40.24	\$83,841	\$51,934	\$35,875	205.0	375.0	0.89	0.53
\$44,400	34.15	\$95,832	\$53,968	\$19,800	99.0	180.0	0.41	0.41
\$37,200	43.76	\$90,504	\$24,496	\$30,000	150.0	187.0	0.64	0.64
\$8,400	14.24	\$16,758	\$59,000	\$16,758	289.2	589.0	1.20	0.56
\$116,900	46.76	\$233,797	\$98,015	\$81,812	88.4	140.0	0.93	0.13

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$505	\$34,481	\$0.79	399.41	'4006	2025R-04340		4006 LAKE STANTON SUBDIV
\$328	\$91,768	\$2.11	120.00	'4006	2023R-07745		4006 LAKE STANTON SUBDIV
\$785	\$112,566	\$2.58	164.41	'4006	2024R-09455		4006 LAKE STANTON SUBDIV
\$466	\$97,500	\$2.24	80.00	'4006	2024R-05310		4006 LAKE STANTON SUBDIV
\$478	\$100,000	\$2.30	80.00	'4006	2023R-08274		4006 LAKE STANTON SUBDIV
\$28	\$8,846	\$0.20	357.00	'4006	2024R-09234	007-371-076-00	4006 LAKE STANTON SUBDIV
\$753	\$171,580	\$3.94	160.00	'4006	2023R-04180	007-371-088-00	4006 LAKE STANTON SUBDIV
\$753	\$171,580	\$3.94	160.00	'4006	2023R-04180	007-371-087-00	4006 LAKE STANTON SUBDIV
\$454	\$46,901	\$1.08	130.00	'4006	2024R-05507		4006 LAKE STANTON SUBDIV
\$822	\$185,753	\$4.26	155.00	'4006	2024R-05812	007-371-105-00	4006 LAKE STANTON SUBDIV
\$674	\$151,795	\$3.48	85.00	'4006	2024R-05990		4006 LAKE STANTON SUBDIV
\$456	\$102,564	\$2.35	85.00	'4006	2023R-10716		4006 LAKE STANTON SUBDIV
\$458	\$81,965	\$1.88	193.04	'4006	2024R-09019	007-371-120-00	4006 LAKE STANTON SUBDIV

Average
per SqFt=>

\$1.84

\$70	\$12,098	\$0.28	163.11	'4006	2023R-08022		4006 LAKE STANTON SUBDIV
\$539	\$148,476	\$3.41	100.00	'4006	2024R-06458		4006 LAKE STANTON SUBDIV
\$765	\$178,407	\$4.10	138.00	'4006	2025R-00361		4006 LAKE STANTON SUBDIV
\$126	\$27,083	\$0.62	110.00	'4006	2024R-05989		4006 LAKE STANTON SUBDIV
\$557	\$92,449	\$2.12	69.75	'4006	2024R-10009		4006 LAKE STANTON SUBDIV
\$545	\$99,602	\$2.29	95.00	'4006	2024R-10710		4006 LAKE STANTON SUBDIV

\$253	\$58,353	\$1.34	205.00	'4006	2022R-09457	007-371-138-00	4006 LAKE STANTON SUBDIV
\$545	\$131,951	\$3.03	99.00	'4006	2023R-00707		4006 LAKE STANTON SUBDIV
\$163	\$38,037	\$0.87	150.00	'4006	2022R-13033		4006 LAKE STANTON SUBDIV
\$204	\$49,290	\$1.13	177.00	'0002	2023R-05325	019-200-035-00	DERBY LAKE
\$1,109	\$105,734	\$2.43	109.00	'0002	2023R-09474	019-200-054-00	DERBY LAKE

Gravel	Paved	Inspected Date	Class	Rate Group 1
0	0	03/08/1990	401	BACKLOTS
0	1	03/08/1990	402	LAKEFRONT
0	1	10/30/2025	401	LAKEFRONT
0	1	03/30/1990	402	LAKEFRONT
0	1	03/30/1990	402	LAKEFRONT
0	1	06/08/1990	401	LAKEFRONT
0	1	02/10/1990	401	LAKEFRONT
0	1	02/10/1990	402	LAKEFRONT
0	1	02/10/1990	402	LAKEFRONT
0	1	01/01/1753	001	LAKEFRONT
0	1	06/11/1990	402	LAKEFRONT
0	1	06/11/1990	402	LAKEFRONT
0	1	06/11/1990	401	LAKEFRONT

0	1	01/28/1998	401	BACKLOTS
0	1	02/06/1999	401	BACKLOTS
0	1	01/25/2024	401	CHANNEL
0	1	10/29/2025	401	BACKLOTS
0	1	01/10/1996	401	BACKLOTS
0	1	02/02/2001	401	BACKLOTS

0	1	01/25/2024	401	CHANNEL
0	1	01/10/1996	401	CHANNEL
0	1	02/06/1999	401	CHANNEL
1	0	07/10/2010	402	BACK LOT DERBY
1	1	10/18/2010	401	LAKE FRONTSOUTH