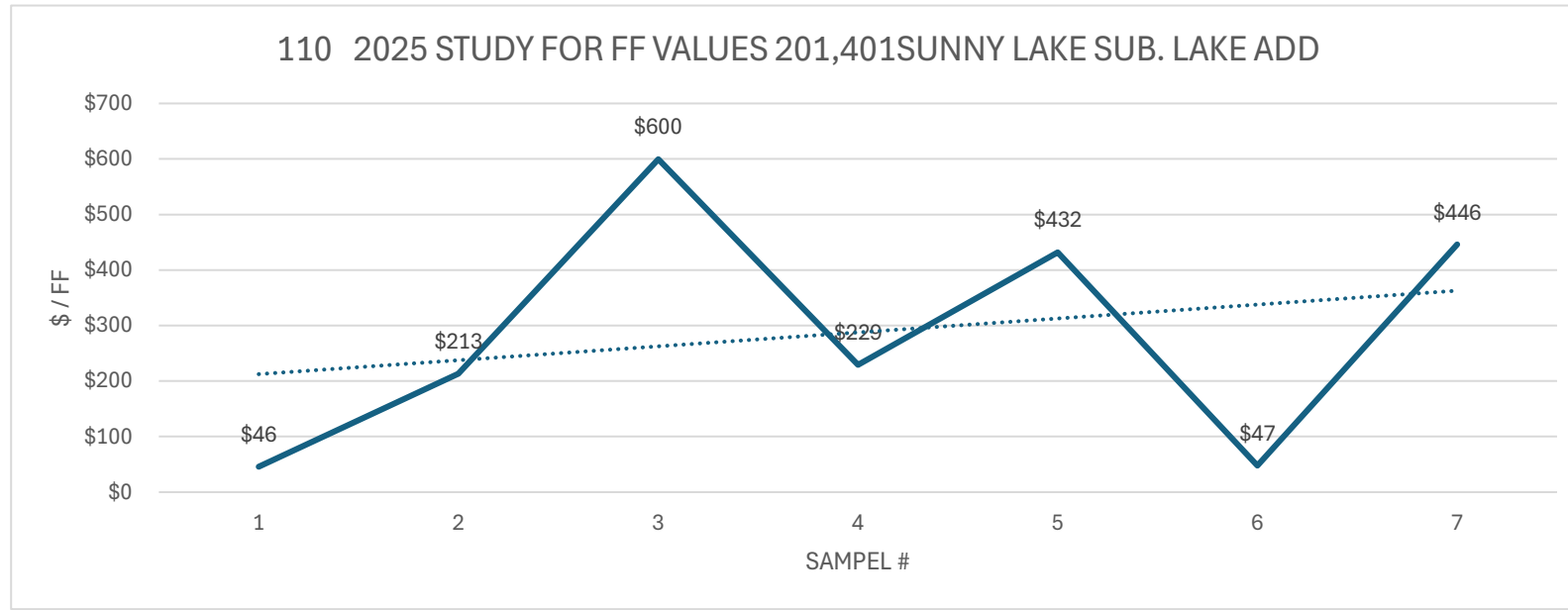


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
111-018-300-025-00	2550 N WINTERGREEN TRL	07/01/24	\$68,000	PTA	03-ARM'S LENGTH	\$68,000
111-018-400-005-00	2700 LAKEHILL DR	10/07/24	\$176,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$156,000
112-031-300-010-15	4254 N DOLLAR DR	06/13/23	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000
113-027-300-179-00	W LAKE CIRCLE DR	09/06/24	\$52,000	WD	03-ARM'S LENGTH	\$52,000
113-027-400-168-00	1601 LAKESIDE TRL	01/09/25	\$295,000	WD	03-ARM'S LENGTH	\$295,000
113-034-100-139-00	LAKESIDE TRL	02/25/25	\$40,000	WD	03-ARM'S LENGTH	\$40,000
114-105-000-043-00	2898 LAKEHILL DR	07/15/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000
Totals:			\$1,021,000			\$986,000



Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$58,300	85.74	\$115,817	\$9,146	\$58,854	\$56,963	200.0	0.0	10.55
\$67,000	42.95	\$153,155	\$67,240	\$88,760	\$64,395	315.0	0.0	2.01
\$67,600	34.67	\$155,221	\$138,749	\$56,251	\$98,970	231.4	0.0	20.26
\$29,300	56.35	\$58,674	\$52,000	\$0	\$58,174	227.0	0.0	10.01
\$108,300	36.71	\$233,693	\$144,003	\$150,997	\$82,696	333.4	0.0	10.01
\$30,800	77.00	\$81,267	\$31,333	\$8,667	\$72,600	660.0	714.2	10.82
\$0	0.00	\$201,394	\$31,406	\$148,594	\$52,800	70.4	224.0	0.39
\$361,300		\$999,221	\$473,877		\$486,598	2,037.2		64.05
Sale. Ratio =>	36.64			Average			Average	
Std. Dev. =>	28.78			per FF=>		\$233	per Net Acre=>	

USE \$ 110 FOR 401 F F LOTS
USE \$ 100 FOR S L SUB & LG
USE \$ 80 FOR SMALL ACRE

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
10.55	\$46	\$867	\$0.02	200.00	401/L		
0.00	\$213	\$33,453	\$0.77	315.00	401/L	2.024E+11	111-018-400-010-00
10.11	\$600	\$6,848	\$0.16	231.42	401/L	2.023E+11	112-031-300-010-14
10.01	\$229	\$5,195	\$0.12	226.95	401/L	2.024E+11	
10.01	\$432	\$14,386	\$0.33	333.40	401/L	202500000098/0097	
10.82	\$47	\$2,896	\$0.07	660.00	401/L	2.025E+11	
0.39	\$446	\$80,735	\$1.85	60.00	401/L	2.023E+11	
51.89							
		Average					
7,398.66		per SqFt=>	\$0.17				

ACRE RATE
RATE

Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
RESIDENTIAL W/LAKE	0	0	12/3/2012		401	LG ACRE W/LAKE	
RESIDENTIAL W/LAKE	0	0	11/7/2022		401	LG ACRE W/LAKE	
RESIDENTIAL W/LAKE	1	0	11/2/2010		401	LG ACRE W/LAKE	
RESIDENTIAL W/LAKE	1	0	10/19/2023		402	LG ACRE W/LAKE	
RESIDENTIAL W/LAKE	1	0	10/19/2023		401	LG ACRE W/LAKE	
RESIDENTIAL W/LAKE	1	0	10/18/2023		401	LG ACRE W/LAKE	
RESIDENTIAL W/LAKE	1	0	11/2/2015		401	CROOKED LAKE	