

2023 110 LAND ANALYSIS ACRAGE WITH LAKE

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
110-035-100-026-00	6660 WALKER TRL	11/02/21	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$27,700
111-006-100-020-11	8688 CRANBERRY LAKE	03/12/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$21,900
111-006-100-020-12	878 W WARACK TRL	09/22/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$94,000
113-034-100-138-00	1455 LAKESIDE TRL	06/21/21	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$20,800
Totals:			\$590,000			\$590,000	\$164,400
							Sale. Ratio =>
							Std. Dev. =>

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
18.47	\$62,899	\$121,975	\$28,025	\$34,874	613.6	282.0	5.08	3.97
33.69	\$68,175	\$65,000	\$0	\$62,077	348.6	0.0	9.27	9.27
29.38	\$320,546	\$69,380	\$250,620	\$69,926	376.6	0.0	11.62	11.62
37.82	\$73,724	\$39,110	\$15,890	\$57,834	240.0	0.0	10.47	10.47
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	\$525,344	\$295,465		\$224,711	1,578.8		36.44	35.33
27.86			Average				Average	
8.33			per FF=>		\$187		per Net Acre=>	8,108.93

THE INTENT OF THIS TABLE IS TO INDICATE ADDITIONAL VALUE OF PARCELS WITH LAKE INF.

USE \$30 /ACRE FOR SMALL ACREAGE

USE \$50 /ACRE FOR LARGE ACREAGE

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Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$199	\$24,025	\$0.55	613.61	401/L	2.021E+11	114-130-000-014-00, 114-130-000-015-00	RESIDENTIAL W/LAKE
\$186	\$7,012	\$0.16	348.59	401/L	2.021E+11		RESIDENTIAL W/LAKE
\$184	\$5,971	\$0.14	376.60	401/L			RESIDENTIAL W/LAKE
\$163	\$3,735	\$0.09	240.00	401/L			RESIDENTIAL W/LAKE

**Average
per SqFt=> \$0.19**

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Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	COMMENTS
0	0	8/29/2016		408	LG ACRE W/LAKE			
0	0	9/9/2020		409	LG ACRE W/LAKE			
0	0	5/28/2007		408	LG ACRE W/LAKE			
1	0	2/20/2012		408	LG ACRE W/LAKE			