

2023 110 LAND ANALYSIS 401LK F/F STUDY

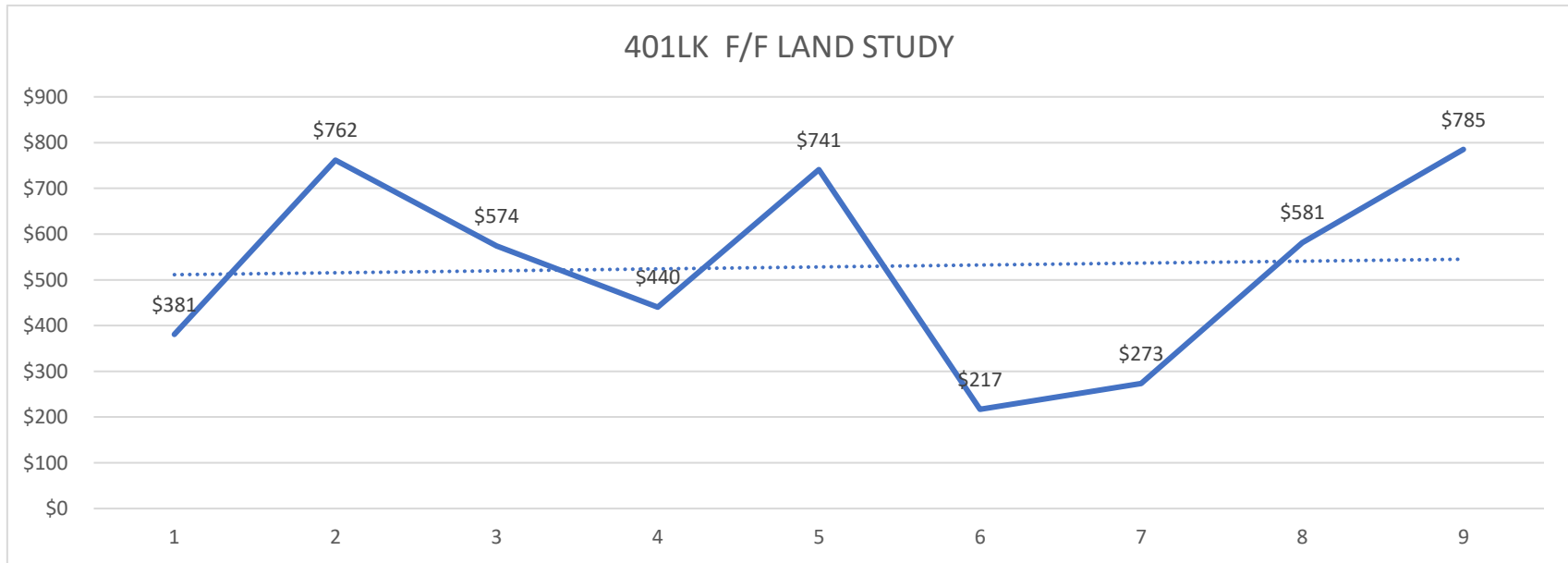
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
073-036-400-015-00	400 N LAKE ST	11/24/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,600
073-036-400-030-02	S SLEEPER DR	05/25/21	\$49,500	WD	03-ARM'S LENGTH	\$49,500	\$10,600
073-100-000-088-00	1095 N F-41	08/25/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,900
073-100-000-109-00	1305 N SLEEPER DR	06/26/20	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$8,400
101-005-100-010-01	2127 W TRASK LAKE RD	06/09/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$28,100
102-280-000-011-00	1807 N JEWELL LAKE DR	11/02/20	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$61,300
113-027-300-170-03	1725 E LAKE CIRCLE DR	11/19/20	\$144,000	WD	03-ARM'S LENGTH	\$135,750	\$56,900
114-105-000-052-00	2866 LAKEHILL DR	07/17/20	\$55,500	WD	03-ARM'S LENGTH	\$55,500	\$24,700
114-115-006-001-01	8506 DEER ST	02/04/21	\$208,000	WD	03-ARM'S LENGTH	\$207,900	\$73,800
<b>Totals:</b>			<b>\$979,000</b>			<b>\$970,650</b>	<b>\$348,300</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Mean	528.1532044
Standard Error	70.92380624
Median	574.0238095
Mode	#N/A
Standard Deviation	212.7714187
Sample Variance	45271.67663
Kurtosis	-1.495109377
Skewness	-0.185438844
Range	568.2402146
Minimum	216.91
Maximum	785.1502146
Sum	4753.37884
Count	9

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF
33.28	\$96,526	\$63,544	\$61,456	\$35,070	167.0	160.0	0.61	0.61	\$381
21.41	\$21,125	\$49,500	\$0	\$21,125	65.0	180.0	0.27	0.27	\$762
39.00	\$89,082	\$48,218	\$61,782	\$27,300	84.0	121.0	0.23	0.23	\$574
38.18	\$16,710	\$22,000	\$0	\$11,250	50.0	195.0	0.22	0.22	\$440
28.10	\$56,178	\$88,755	\$11,245	\$44,933	119.8	0.0	0.00	0.00	\$741
37.15	\$164,118	\$43,382	\$121,618	\$42,500	200.0	435.0	0.50	0.13	\$217
41.92	\$117,724	\$30,268	\$105,482	\$12,242	110.9	0.0	1.98	1.98	\$273
44.50	\$49,386	\$29,267	\$26,233	\$23,153	50.3	230.0	0.29	0.29	\$581
35.50	\$149,050	\$91,470	\$116,430	\$32,620	116.5	90.0	0.24	0.24	\$785
		\$0							
	<b>\$759,899</b>	<b>\$466,404</b>		<b>\$250,193</b>	<b>963.5</b>		<b>4.34</b>	<b>3.98</b>	
<b>35.88</b>				<b>Average</b>			<b>Average</b>		
<b>7.09</b>				<b>per FF=&gt;</b>	<b>\$484</b>		<b>per Net Acre=&gt;</b>	<b>107,367.40</b>	

LAKE FRNT. USE \$450 PER F/F  
 LAKE VIEW USE \$250 PER F/F



Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$103,661	\$2.38	167.00	401LK	2.02E+11	
\$184,015	\$4.22	65.00	401LK	2.021E+11	
\$206,944	\$4.75	84.00	401LK	2.021E+11	
\$98,214	\$2.25	50.00	401LK	2.02E+11	
#DIV/0!	#DIV/0!	119.82	401L	2.021E+11	
\$86,938	\$2.00	200.00	401L	2.02E+11	102-280-000-010-00, 102-280-000-037-00, 102-280-000-038-00
\$15,287	\$0.35	110.85	401/L	2.02E+11	
\$102,691	\$2.36	43.00	401/L	2.02E+11	
\$379,544	\$8.71	116.50	401/L	2.021E+11	

**Average  
per SqFt=>**

**\$2.46**

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Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
WATER FRONT PARCELS 401L	0	0	10/1/1995		408	BROWNLEE LAKE		BROWNLEE LAKE
WATER FRONT PARCELS 401L	0	0	12/1/1994		409	BROWNLEE LAKE		BROWNLEE LAKE
WATER FRONT PARCELS 401L	0	0	10/1/1995		408	BROWNLEE LAKE		BROWNLEE LAKE
WATER FRONT PARCELS 401L	0	0	12/12/2015		409	BROWNLEE LAKE		BROWNLEE LAKE
LAKE VALUES 401LK	0	0	11/28/2017		408	LAKE F/F		JEWELL LAKE
LAKE VALUES 401LK	0	0	9/13/2021		408	LAKE F/F		JEWELL LAKE
RESIDENTIAL W/LAKE	1	0	9/12/2016		408	SML ACRE W/LAKE		LAKE IN THE GREEN
RESIDENTIAL W/LAKE	0	1	5/9/2007		408	CROOKED LAKE		CROOKED LAKE
RESIDENTIAL W/LAKE	0	1	6/27/2012		408	INLND LAKE/VIEW		CROOKED LAKE