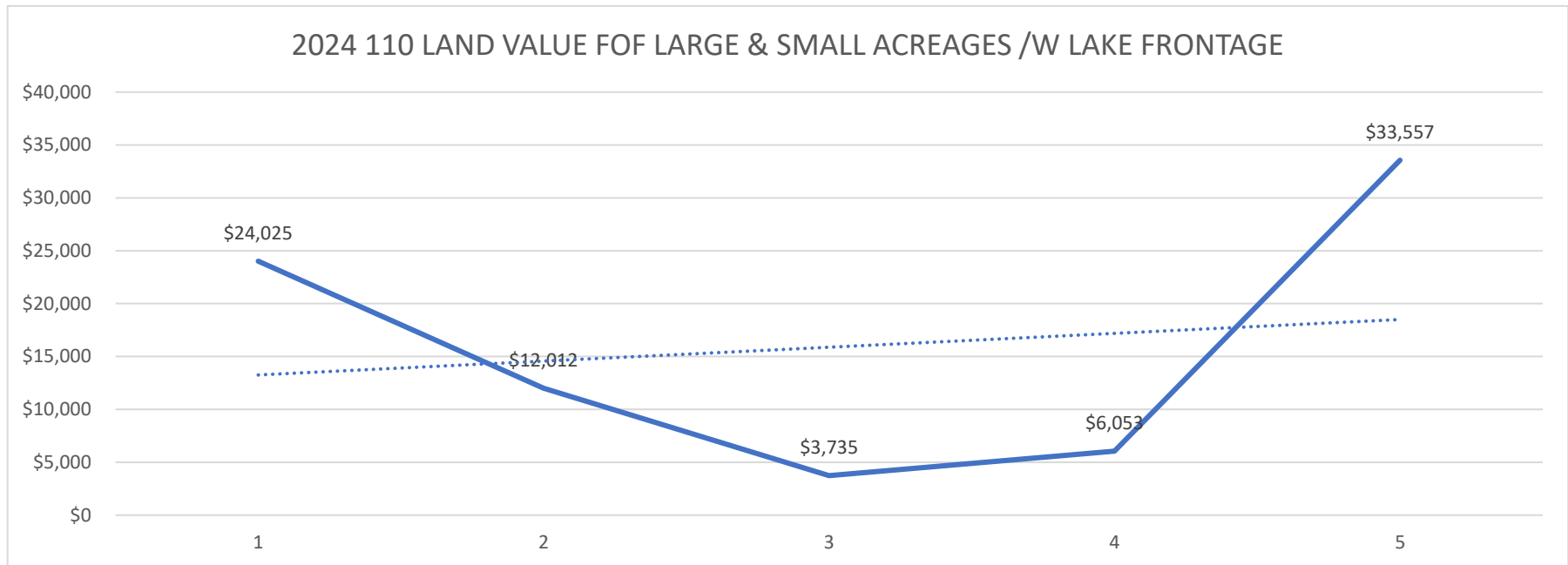


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
110-035-100-026-00	6660 WALKER TRL	11/02/21	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$27,700
111-006-100-020-11	8688 CRANBERRY LAKE	06/01/22	\$145,500	WD	03-ARM'S LENGTH	\$111,350	\$24,500
113-034-100-138-00	1445 LAKESIDE TRL	06/21/21	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$20,800
113-034-100-153-00	LAKESIDE TRL	12/09/22	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$19,600
111-018-400-035-00	2657 LAKEHILL DR	07/13/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$63,900
<b>Totals:</b>			<b>\$570,400</b>			<b>\$536,250</b>	<b>\$156,500</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

<i>Column1</i>	
Mean	15876.52498
Standard Error	5647.241639
Median	12011.86624
Mode	#N/A
Standard Deviation	12627.61619
Sample Variance	159456690.6
Kurtosis	-1.442533646
Skewness	0.677194256
Range	29821.42817
Minimum	3735.434575
Maximum	33556.86275
Sum	79382.62488
Count	5

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld/Imp. 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
22.00	\$56,905	\$111,350	\$0	\$50,807	348.6	0.0	9.27	9.27
37.82	\$64,354	\$39,110	\$15,890	\$48,464	240.0	0.0	10.47	10.47
30.20	\$48,076	\$60,595	\$4,305	\$43,771	165.0	0.0	10.01	10.01
41.23	\$140,886	\$17,114	\$137,886	\$3,000	100.0	222.1	0.51	0.51
	<b>\$373,120</b>	<b>\$350,144</b>		<b>\$180,916</b>	<b>1,467.2</b>		<b>35.34</b>	<b>34.23</b>
<b>29.18</b>			<b>Average</b>				<b>Average</b>	
<b>9.80</b>			<b>per FF=&gt;</b>		<b>\$239</b>		<b>per Net Acre=&gt;</b>	<b>9,908.71</b>

THIS STUDY INDICATES A LARGE VALUE FOR LAKE PARCELS IN ADDITION TO THE STANDARD ACREAGE VALUES USE AN ADDITIONAL \$80/ ACRE FOR large ACREAGE with lake USE AN ADDITIONAL \$50/ acre FOR SMALL ACREAGE WITH LAKE



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
\$319	\$12,012	\$0.28	348.59	401/L	2.022E+11		RESIDENTIAL W/LAKE
\$163	\$3,735	\$0.09	240.00	401/L			RESIDENTIAL W/LAKE
\$367	\$6,053	\$0.14	165.00	401/L	2.023E+11		RESIDENTIAL W/LAKE
\$171	\$33,557	\$0.77	100.00	401/L	2.022E+11		RESIDENTIAL W/LAKE

**Average  
per SqFt=> \$0.23**

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	0	8/29/2016		401	LG ACRE W/LAKE		
0	0	11/7/2022		402	LG ACRE W/LAKE		
1	0	2/20/2012		401	LG ACRE W/LAKE		
1	0	7/14/2007		401	LG ACRE W/LAKE		
0	0	11/7/2022		401	SML ACRE W/LAKE		

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