

2022 LAKE LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
002 013 019 00	10/16/20	\$435,000	WD	\$435,000	\$176,900	40.67	\$415,682	\$228,599	\$209,281	76.3	150.0	\$2,995
002 024 008 03	09/28/20	\$285,000	WD	\$285,000	\$104,000	36.49	\$206,312	\$146,305	\$67,617	79.5	185.0	\$1,839
002 024 010 00	10/30/19	\$235,000	WD	\$235,000	\$91,600	38.98	\$181,506	\$104,272	\$50,778	56.4	102.0	\$1,848
002 040 004 00	10/02/20	\$125,750	WD	\$125,750	\$62,100	49.38	\$123,449	\$83,700	\$81,399	46.5	130.0	\$1,799
002 040 005 00	07/30/20	\$233,000	WD	\$233,000	\$117,600	50.47	\$233,313	\$85,881	\$86,194	49.3	127.0	\$1,744
002 040 027 01	05/08/20	\$265,000	WD	\$265,000	\$109,000	41.13	\$216,332	\$142,264	\$93,596	53.5	144.0	\$2,660
002 040 033 01	03/17/21	\$180,000	WD	\$180,000	\$83,900	46.61	\$167,648	\$110,349	\$97,997	56.0	152.0	\$1,971
002 070 015 00	09/26/19	\$320,000	WD	\$320,000	\$131,000	40.94	\$260,194	\$187,382	\$127,576	141.8	151.0	\$1,322
002 075 009 00	09/26/19	\$320,000	WD	\$320,000	\$131,000	40.94	\$260,194	\$187,382	\$127,576	141.8	151.0	\$1,322
002 090 024 00	09/23/20	\$245,000	WD	\$245,000	\$98,400	40.16	\$195,496	\$155,722	\$106,218	88.5	114.6	\$1,759
002 210 006 00	10/16/19	\$159,000	WD	\$159,000	\$63,700	40.06	\$126,382	\$102,295	\$69,677	77.4	148.0	\$1,321
002 250 011 10	02/28/20	\$240,000	WD	\$240,000	\$114,300	47.63	\$254,537	\$54,690	\$69,227	57.7	104.0	\$948
002 250 017 00	01/06/21	\$385,500	WD	\$385,500	\$142,000	36.84	\$288,624	\$181,729	\$84,853	70.7	100.0	\$2,570
002 250 018 00	03/25/20	\$120,000	WD	\$120,000	\$42,600	35.50	\$114,152	\$77,406	\$71,558	40.9	105.0	\$1,893
041 040 002 00	12/11/20	\$119,900	WD	\$119,900	\$54,200	45.20	\$110,386	\$33,071	\$23,557	51.2	166.0	\$646
041 100 027 00	12/15/20	\$44,000	WD	\$44,000	\$20,300	46.14	\$40,524	\$44,000	\$40,524	70.5	150.0	\$624
041 190 026 00	12/05/19	\$160,000	WD	\$160,000	\$73,400	45.88	\$149,942	\$55,001	\$44,943	37.5	127.0	\$1,469
041 210 017 00	10/08/19	\$170,000	WD	\$170,000	\$79,000	46.47	\$156,721	\$69,954	\$56,675	47.2	114.0	\$1,481
Totals:		\$4,042,150		\$4,042,150	\$1,695,000		\$3,501,394	\$2,050,002	\$1,509,246	1,242.6		
					Sale. Ratio =>	41.93			Average			
					Std. Dev. =>	4.55			per FF=>	\$1,764		

USED 1750 BEST