

2022 CHANNEL W LAKE LAND VALUES

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	Land Table
002 014 005 00	09/04/20	\$114,850	WD	\$114,850	\$51,100	44.49	\$101,383	\$60,615	\$47,148	36.3	205.0	\$1,671	CHANNEL
002 022 011 10	06/24/20	\$150,000	WD	\$150,000	\$88,100	58.73	\$174,976	\$41,633	\$66,609	66.6	170.0	\$625	CHANNEL
002 022 011 30	06/24/20	\$150,000	WD	\$150,000	\$88,100	58.73	\$174,976	\$41,633	\$66,609	66.6	170.0	\$625	CHANNEL
002 023 014 10	05/29/19	\$166,000	WD	\$166,000	\$85,700	51.63	\$170,474	\$77,841	\$82,315	117.6	177.0	\$662	CHANNEL
002 180 047 00	07/20/20	\$175,000	WD	\$175,000	\$64,100	36.63	\$127,123	\$97,374	\$49,497	35.4	100.0	\$2,754	CHANNEL
002 180 060 00	09/28/20	\$199,000	WD	\$199,000	\$115,400	57.99	\$229,133	\$68,862	\$98,995	70.7	100.0	\$974	CHANNEL
002 180 091 00	04/17/19	\$158,000	WD	\$158,000	\$56,400	35.70	\$112,715	\$94,782	\$49,497	35.4	100.0	\$2,681	CHANNEL
002 180 091 00	10/16/20	\$229,000	WD	\$229,000	\$61,100	26.68	\$119,542	\$158,955	\$49,497	35.4	100.0	\$4,496	CHANNEL
002 180 108 00	08/06/20	\$110,000	WD	\$110,000	\$67,800	61.64	\$134,436	\$20,112	\$44,548	31.8	100.0	\$632	CHANNEL
002 180 111 00	06/06/19	\$115,000	WD	\$115,000	\$66,300	57.65	\$131,389	\$22,217	\$38,606	42.9	120.0	\$518	CHANNEL
002 180 113 00	10/22/20	\$98,000	WD	\$98,000	\$29,700	30.31	\$59,333	\$88,164	\$49,497	35.4	100.0	\$2,494	CHANNEL
002 180 133 01	05/04/20	\$100,000	WD	\$100,000	\$54,700	54.70	\$108,621	\$48,931	\$57,552	37.8	110.0	\$1,294	CHANNEL
002 180 163 00	09/17/20	\$150,000	WD	\$150,000	\$71,300	47.53	\$141,271	\$107,724	\$98,995	70.7	100.0	\$1,523	CHANNEL
002 180 194 00	04/30/19	\$117,540	WD	\$117,540	\$44,300	37.69	\$88,008	\$78,281	\$48,749	34.8	97.0	\$2,248	CHANNEL
002 220 005 00	11/13/20	\$116,500	WD	\$116,500	\$70,100	60.17	\$117,561	\$67,246	\$68,307	48.8	100.0	\$1,378	CHANNEL

Totals: \$2,148,890 \$2,148,890 \$1,014,200 \$1,990,941 \$1,074,370 \$916,421 766.1

Sale. Ratio => 47.20

Average

Std. Dev. => 11.90

per FF=>

\$1,402

USED 1400 FF CHANNEL

USED 500 FF W LAKE