

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-016-100-003-00	5956 SMITH	06/08/22	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$38,300	48.48	\$75,960
070-050-000-073-00	6414 BIRCH	10/08/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$43,700	51.41	\$91,911
070-050-000-074-00	6410 BIRCH	08/18/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,200	45.25	\$65,054
070-050-000-075-00	6406 BIRCH	01/30/21	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$30,900	53.74	\$68,410
070-051-000-002-00	6261 MARSHALL	09/03/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$48,400	32.81	\$86,582
070-090-000-021-00	436 MYRTLE	06/30/22	\$132,300	WD	03-ARM'S LENGTH	\$132,300	\$43,100	32.58	\$88,293
070-230-000-062-00	WILLIAM	07/07/21	\$124,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$124,500	\$81,000	65.06	\$168,211
070-230-000-065-00	6240 WILLIAM	10/16/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$25,600	56.89	\$60,433
070-310-000-001-20	N OAK	09/27/21	\$45,000	LC	03-ARM'S LENGTH	\$45,000	\$35,300	78.44	\$56,512
<b>Totals:</b>			<b>\$795,800</b>			<b>\$795,800</b>	<b>\$382,500</b>		<b>\$761,366</b>
								<b>Sale. Ratio =&gt;</b>	<b>48.06</b>
								<b>Std. Dev. =&gt;</b>	<b>14.57</b>

Acceage Table 'A'

Description: RES ACRES

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	12,000	3 Acre:	18,000	10 Acre:	40,000	30 Acre:	75,000
1.5 Acre:	13,000	4 Acre:	24,000	15 Acre:	45,000	40 Acre:	100,000
2 Acre:	15,000	5 Acre:	30,000	20 Acre:	50,000	50 Acre:	125,000
2.5 Acre:	16,000	7 Acre:	35,000	25 Acre:	62,500	100 Acre:	240,000

Close

Rate Group 'A'

Frontage

Description: INDIAN/ELK LK

Front Foot Rate: 600

Standard Depth: 0

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 3.00

Sites

Description:

Site Value: 0

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$44,308	\$41,268	68.8	525.0	0.88	0.88	\$644	\$50,236	\$1.15	60.00	4A 1245/191		
\$56,469	\$63,380	105.6	465.1	0.56	0.29	\$535	\$100,479	\$2.31	106.20	4A 1225/792	070-050-000-072-00	
\$53,286	\$38,340	63.9	270.9	0.40	0.40	\$834	\$134,222	\$3.08	63.90	4A 1220/631		
\$24,930	\$35,840	59.7	308.8	0.41	0.41	\$417	\$60,954	\$1.40	63.90	4A 1203/608		
\$93,828	\$32,910	73.1	123.9	0.21	0.21	\$1,283	\$455,476	\$10.46	74.70	4A 1221/613		
\$93,807	\$49,800	83.0	115.0	0.22	0.22	\$1,130	\$428,342	\$9.83	83.00	4A 1246/870		
\$65,751	\$109,462	207.7	202.6	0.53	0.30	\$317	\$124,058	\$2.85	200.78	4A 1216/499	070-210-000-039-00	
\$20,655	\$36,088	60.1	133.8	0.19	0.19	\$343	\$111,649	\$2.56	60.22	4A 1193/766		
\$45,000	\$56,512	117.7	122.1	0.38	0.38	\$382	\$119,363	\$2.74	134.40	4A 1224/138		
<b>\$498,034</b>	<b>\$463,600</b>	<b>839.7</b>		<b>3.77</b>	<b>3.26</b>							
	<b>Average per FF=&gt;</b>	<b>\$593</b>		<b>Average per Net Acre</b>	<b>132,209.72</b>		<b>Average per SqFt=&gt;</b>	<b>\$3.04</b>				

**Used \$600/ff**

\$600/ff in 2022

Indian and Elk lakes are a combined land group area. These lakes are both smaller sized, good fishing lakes and are located near each other. Indian and Elk lake waterfront parcels did not see a change in land value for 2023.

There are several parcels in this group with acreage. They were valued using an average of 77 front feet and 218 ft depth. The remaining acres were valued as residential acres.



Land Table	Class
INDIAN/ELK LAKE	401
INDIAN/ELK LAKE	401
INDIAN/ELK LAKE	401
INDIAN/ELK LAKE	401
INDIAN/ELK LAKE	401
INDIAN/ELK LAKE	401
INDIAN/ELK LAKE	402
INDIAN/ELK LAKE	401
INDIAN/ELK LAKE	402

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