

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
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	\$44,308	
070-050-000-030-00	6395 OAK	10/02/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$28,200	31.33	\$55,754	\$64,246	
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	\$56,469	
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	\$53,286	
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	\$93,828	
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	\$93,807	
					19-MULTI PARCEL ARM'S						
070-140-000-019-00	6353 INDIAN LAKE	11/10/23	\$137,000	WD	LENGTH	\$137,000	\$53,600	39.12	\$129,000	\$71,600	
070-230-000-088-00	6217 RUTH DR	03/10/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,700	48.22	\$46,150	\$34,850	
070-310-000-001-20	N OAK	09/26/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$28,300	37.73	\$56,512	\$75,000	
<b>Totals:</b>			<b>\$870,800</b>			<b>\$870,800</b>	<b>\$341,500</b>		<b>\$695,216</b>	<b>\$587,394</b>	
								<b>Sale. Ratio =&gt;</b>	<b>39.22</b>		
								<b>Std. Dev. =&gt;</b>	<b>7.74</b>		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page	Other Parcels in Sale	Land Table
\$41,268	68.8	525.0	0.88	0.88	\$644	\$50,236	\$1.15	60.00	1245/191		INDIAN/ELK LAKE
\$30,000	50.0	134.1	0.15	0.15	\$1,285	\$417,182	\$9.58	50.00	1276/638		INDIAN/ELK LAKE
\$63,380	105.6	465.1	0.56	0.29	\$535	\$100,479	\$2.31	106.20	1225/792	070-050-000-072-00	INDIAN/ELK LAKE
\$38,340	63.9	270.9	0.40	0.40	\$834	\$134,222	\$3.08	63.90	1220/631		INDIAN/ELK LAKE
\$32,910	73.1	123.9	0.21	0.21	\$1,283	\$455,476	\$10.46	74.70	1221/613		INDIAN/ELK LAKE
\$49,800	83.0	115.0	0.22	0.22	\$1,130	\$428,342	\$9.83	83.00	1246/870		INDIAN/ELK LAKE
\$63,600	151.0	714.0	1.26	0.87	\$474	\$56,916	\$1.31	151.00	1279138	070-140-000-021-00	INDIAN/ELK LAKE
\$36,000	60.0	130.0	0.18	0.18	\$581	\$194,693	\$4.47	60.00	1262/396		INDIAN/ELK LAKE
\$56,512	117.7	122.1	0.38	0.38	\$637	\$198,939	\$4.57	134.40	1276/368		INDIAN/ELK LAKE
<b>\$411,810</b>	<b>773.2</b>		<b>4.23</b>	<b>3.57</b>							
<b>Average per FF=&gt;</b>	<b>\$760</b>		<b>Average per Net Ac</b>	<b>138,732.64</b>	<b>Average per SqFt=&gt;</b>	<b>\$3.18</b>					

Used \$760/ff  
\$600/ ff in 2023

Waterfront parcels with acreage were valued using 77 front feet and 218 foot depth the remaining acres were valued using the residential acres table

